



Less than two miles from the City Centre, Irwin Avenue is a quiet yet convenient residential, tree-lined street on the edge of Ballyhackamore.

Enjoying a private, corner site this lovely semi is bright and airy whilst retaining some period features.

Externally there are attractive gardens with a covered sitting area to the rear accessed via bi-fold doors.

Recent sales in this highly regarded locality have proved to be very popular. We would therefore recommend viewing at the earliest opportunity.

Offers Over  
£235,000

27 Irwin Avenue,  
Ballyhackamore,  
BELFAST,  
BT4 3AF

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Viewing by  
appointment with  
& through agent  
028 9065 0000

- Attractive semi-detached villa on corner site
- Three well-proportioned bedrooms
- Living room with bay window
- Dining room with bi-fold doors to garden
- Modern kitchen with integrated appliances
- Spacious family bathroom with white suite
- Detached garage and driveway to rear
- Well-maintained front, side and rear gardens
- Oil fired central heating
- Partially floored roofspace
- Many original features
- Short stroll to Ballyhackamore, Glider stops, Greenways etc



The Property Comprises:

### Ground Floor

Front door with glazed panels.

ENCLOSED ENTRANCE PORCH: Cornice ceiling, picture rail. Parquet wood block floor. Internal door with glazed panel to:

RECEPTION HALL: Solid oak floor. Cornice ceiling, feature leaded stained glass window. Under stairs storage cupboard.

CLOAKROOM: Shelving and hanging space.



LIVING ROOM: 11' 11" x 11' 6" (3.62m x 3.5m) (At widest points plus bay window). Cornice ceiling. Attractive cast iron fireplace with tiled inset, wood surround and slate hearth. Solid oak flooring. Open plan/arch to:



DINING ROOM: 10' 11" x 10' 5" (3.32m x 3.18m) Solid oak floor. Bi-fold doors to covered terrace and garden.



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KITCHEN: 15' 0" x 7' 5" (4.57m x 2.26m) Range of high and low level units. Single drainer one and a half bowl stainless steel sink unit with mixer tap. Range of integrated appliances including four ring hob, underbench oven, fridge, freezer, dishwasher. Plumbed for washing machine. Wine rack. Extractor fan. Solid oak flooring. Casual dining area. uPVC back door to garden.



## First Floor

BEDROOM (1): 12' 1" x 10' 5" (3.68m x 3.18m) (At widest points). Cornice ceiling. Built-in robes.



BEDROOM (2): 10' 8" x 10' 5" (3.24m x 3.17m) (At widest points). Shelved hotpress.



BEDROOM (3): 8' 0" x 7' 11" (2.45m x 2.42m) Cornice ceiling. Picture rail.





BATHROOM: White suite comprising panelled bath with splash tiling. Separate shower cubicle with chrome controls. Pedestal wash hand basin with tiled splashback, low flush wc, heated towel rail. Ceramic tiled floor, cornice ceiling.



.LANDING: Feature leaded stained glass window on stair turn. Access via pull-down ladder to:  
ROOFSPACE: Part-flored with light.

## Outside

Corner site with gardens on three sides.

FRONT GARDEN: Pedestrian gate with path to front door. Lawns with plants and shrubs. Gate to:  
Side/storage area.

PVC oil tank, oil fired boiler housing. Outside tap.

REAR GARDEN: with southerly aspect. Lawns with flagged patio and pathways. Covered seating area. Further patio in corner with variety of plants and shrubs.

Driveway (access via Irwin Crescent).

DETACHED GARAGE: Up and over door.





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## Location:

Heading towards City Centre from Ballyhackamore on the Upper Newtownards Road, Irwin Avenue is on the right hand side after Oakland Avenue.



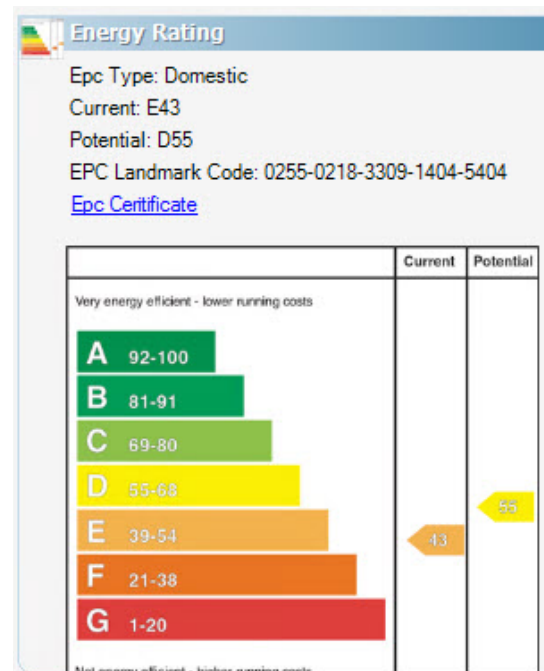
## Belfast Branches

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## Other Branches

North Down - 028 90 42 4747  
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