



Ideal as a starter home or investment, this stylish end terrace requires the purchaser to do little except move in.

In excellent decorative order throughout, the living room with its bay window and wood-burner is open plan to a dining area.

Both the kitchen and first floor bathroom are contemporary and well-proportioned.

Externally this is complemented by a forecourt and larger than usual rear garden which is perfect for outdoor entertaining.

Only a couple of miles from the city centre, excellent local shops, amenities and eateries are footsteps away, as is Ballyhackamore.

Offers Over
£195,000

80 Nevis Avenue,
BELFAST,
BT4 3AE

Viewing by
appointment with
& through agent
028 9065 0000

- Beautifully presented end terrace
- Living room with wood-burning stove
- Open plan to dining area
- Modern kitchen with integrated hob and oven
- Three well-proportioned bedrooms
- Bathroom with contemporary white suite
- Gas central heating
- Double glazing
- Front and rear, courtyard-style garden
- Short stroll to Ballyhackamore, Hollywood Arches and CS Lewis Square
- Glider stops to city centre and Dundonald around the corner

The Property Comprises:

Ground Floor

Composite front door with glazed panels.

RECEPTION HALL: Engineered wood flooring.

LIVING ROOM: 12' 7" x 9' 6" (3.84m x 2.9m)

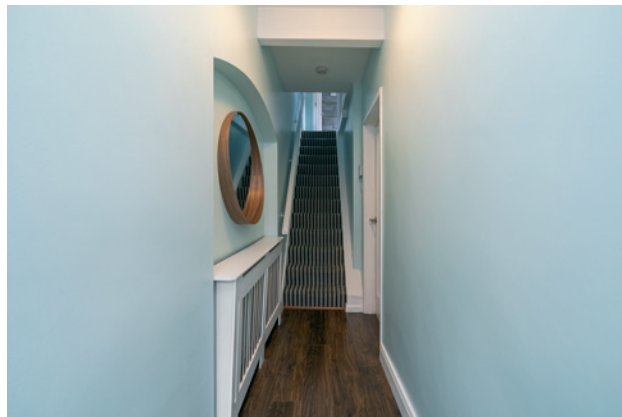
(into bay and at widest points). Recessed shelving. Cast-iron wood burning stove on slate hearth, timber mantle. Engineered wood flooring. Open plan to:

DINING ROOM: 10' 8" x 10' 6" (3.26m x 3.2m)

(at widest points). Continuation of engineered wood flooring. Access to underfloor storage cupboard. Door with glazed panels to:

KITCHEN: 11' 0" x 6' 7" (3.35m x 2m)

Modern range of high and low level units. Integrated four ring Bosch gas hob with Stoves extractor fan over. Underbench Smeg electric oven. Plumbed for washing machine, part tiled walls, ceramic tiled floor. uPVC back door to garden.



First Floor Return

BATHROOM: Contemporary white suite comprising panel bath with shower over and screen. Wash hand basin with storage underneath. Low flush wc, heated towel rail, part tiled walls, ceramic tiled floor.

First Floor

BEDROOM (1): 13' 3" x 9' 8" (4.03m x 2.95m) (at widest points). Built-in cupboard with gas boiler.

BEDROOM (2): 10' 5" x 8' 2" (3.17m x 2.5m) (at widest points).

LANDING: Under stairs storage cupboard.

Second Floor

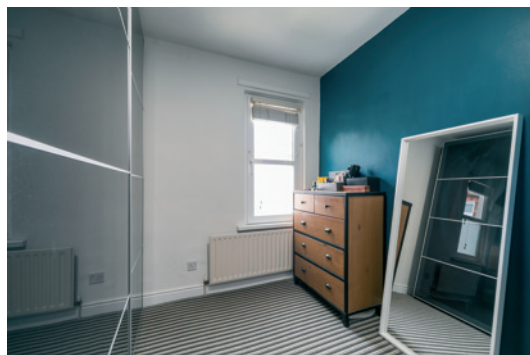
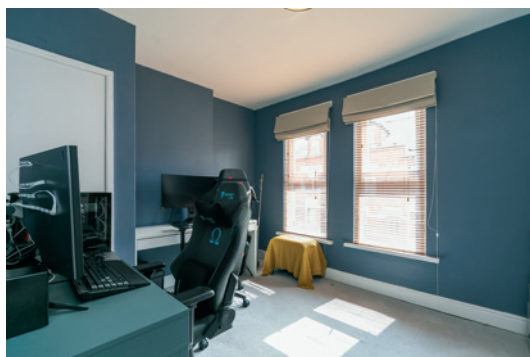
BEDROOM (3): 14' 9" x 10' 4" (4.5m x 3.14m) (into eaves). Velux window. Access to storage in eaves.

Outside

FRONT: Pedestrian gate with path to front door. Beds laid in pebbles.

REAR: Fully enclosed rear garden with good degree of privacy. Timber deck with ample space for sitting areas and entertaining.

Covered wood store. Outside lights, tap and power points.





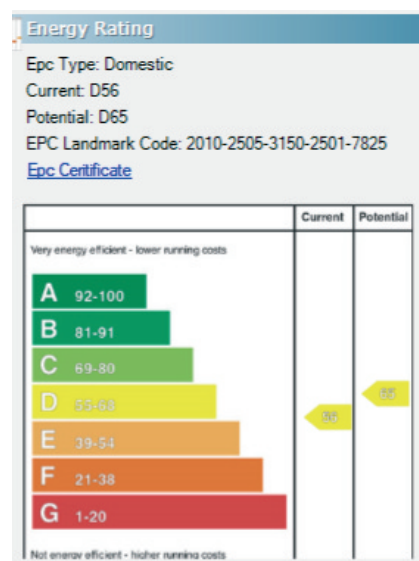
80 Nevis Avenue, Belfast

Location:

Heading through Ballyhackamore on the Upper Newtownards Road towards city centre, turn right after Oakland Avenue into Irwin Avenue. Nevis is first left and No. 80 is first house on the right.

Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



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