



Having been sympathetically modernised by the current owner-occupiers, this charming semi therefore requires the purchaser to do little except move in.

Beautifully presented throughout, many period features have been retained to preserve the warmth and character. Nevertheless both the stylish kitchen and contemporary bathroom are recent additions in the past few years.

Externally this is complemented by off-street parking and an enclosed rear garden which benefits from an appealing south-westerly aspect.

Enjoying a superb location on a highly regarded, tree-lined avenue, excellent local shops, amenities and eateries around the corner and in Ballyhackamore are all within walking distance.

Internal inspection is a must.

Offers Over
£285,000

21 Martinez Avenue,
Ballyhackamore,
BELFAST,
BT5 5LX

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive semi-detached villa in superb location
- 3 bedrooms
- Living room with feature fireplace
- Dining room with French doors to garden
- Modern kitchen with range of integrated appliances
- Utility room/area
- Family bathroom with contemporary white suite
- Gas central heating
- Double glazing
- Many original features retained: Excellent decorative order throughout
- Off-street, driveway parking
- Enclosed, south-west facing rear garden
- Close to excellent schools, local amenities, Comber Greenway & Glider Network

The Property Comprises:

Ground Floor

ENTRANCE PORCH: Original double doors with mosaic tiled floor. Internal door with leaded stained glass panels and side lights to . . .

RECEPTION HALL: Cornice ceiling, picture rail. Understairs storage cupboard. Sanded and varnished floor boards.



LIVING ROOM: 12' 8" x 9' 11" (3.85m x 3.02m) (Into bay at widest points). Feature cast iron fireplace with tiled inset and slate hearth. Sanded and varnished floor boards. Cornice ceiling. Built-in cupboards. Arch to . . .



DINING ROOM: 10' 5" x 9' 10" (3.18m x 3.01m) (at widest points). Sanded and varnished floor boards. Built-in cupboards with recessed shelving above. Connecting door to hallway. French doors to rear garden.



Telephone 028 9065 0000
www.templetonrobinson.com

KITCHEN: 13' 2" x 6' 0" (4.01m x 1.83m) Range of modern fitted high and low level units. Integrated appliances including four ring Creda hob with extractor fan above. Logik oven. Normondende fridge, freezer. Integrated dishwasher. Feature radiator. Ceramic tiled floor. Wine rack. Feature kickboard lighting. Steps down to . . .



UTILITY: 7' 6" x 6' 3" (2.29m x 1.9m) Matching range of units. Single drainer 1.5 bowl sink unit with tiled splash backs. Plumbed for washing machine. Space for tumble dryer. Baxi natural gas boiler. Ceramic tiled floor. Door to garden.



First Floor

LANDING: Cornice ceiling, picture rail. Access via pull-down ladder to . . .

ROOFSPACE: Floored with light and power.

BEDROOM (1): 10' 8" x 9' 10" (3.24m x 3.01m) (at widest points). Cornice ceiling, picture rail.
Beautiful, original cast iron fireplace with tiled inset and hearth.



BEDROOM (2): 10' 5" x 9' 2" (3.17m x 2.79m) (at widest points). Two sets of built-in robes with cupboards above. Cornice ceiling.



BEDROOM (3): 6' 10" x 6' 6" (2.08m x 1.97m) (Currently used as study/dressing room). Built-in robe with overhead storage. Picture rail.



BATHROOM: White suite comprising panelled bath with "rain" head and additional telephone hand shower, Crittal-style shower screen. Wash hand basin with tiled splash back and cupboards underneath. Low flush wc. Part tiled walls, tiled floor. Feature radiator.



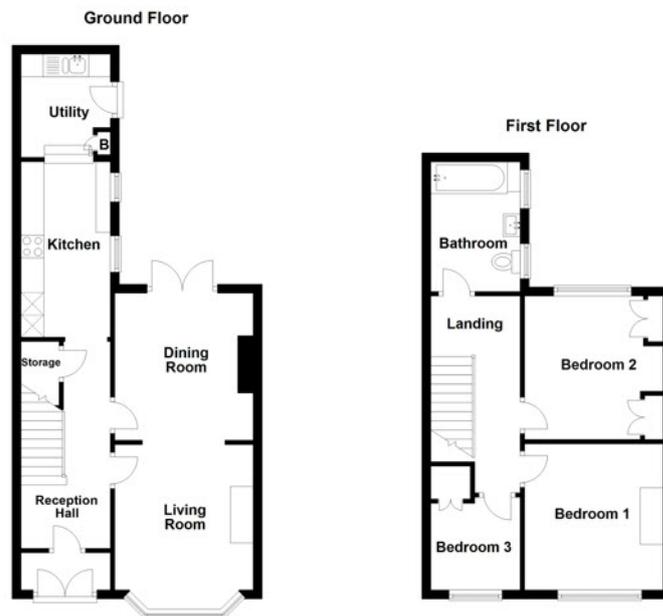
Outside

Double entrance gates leading to off-street, driveway parking. Flower beds with plants and tree. Gate to side leading to fully enclosed, south-west facing rear garden. Patio with adjacent timber deck. Further areas laid in stones. Timber shed with power and light. Inset solar lights on deck. Outside tap and further lighting.



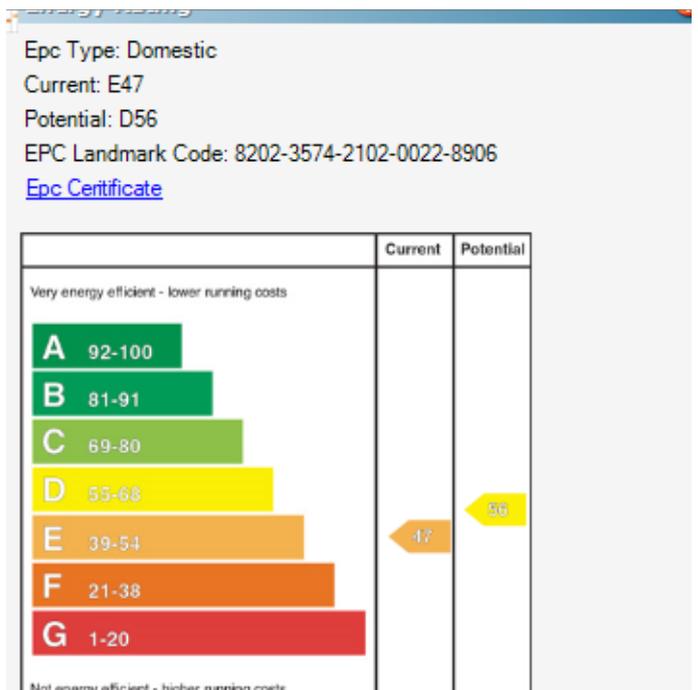
Location:

Turn right on leaving Templeton Robinson in Ballyhackamore heading towards City Centre on Upper Newtownards Road. Turn left at traffic lights into North Road. Martinez Avenue is third on the right. Also can be accessed via the Beersbridge Road before Bloomfield Junction



Disclaimer: Plans are for illustrative Purpose only.
Plan produced using PlanUp.

21 Martinez Avenue, Belfast



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