



Undoubtedly in one of East Belfast's most sought after residential locations this attractive mid-terrace property is located close to Belmont and Ballyhackmore and is within easy walking distance to a vast array of shops, cafes, restaurants and parks.

Internally there is a living/dining room and separate kitchen on the ground floor. On the first floor there are two bedrooms and a modern spacious bathroom. There is the additional benefit of a fixed staircase to an attic room, excellent for storage. Externally there is an enclosed yard to the rear.

An ideal home for first time buyers or investors, therefore early viewing is strongly recommended.

**Offers Around
£155,000**

15 Belmont Avenue,
BELFAST,
BT4 3DE

Viewing by
appointment
through agent
028 9042 4747



- Superb Town Terrace
- Excellent Standard of Decor Throughout
- Through Lounge / Dining Room
- Modern High Gloss Kitchen
- Two Well Proportioned Bedroom
- Spacious First Floor Bathroom with Separate Shower Cubicle
- Fixed Staircase to Floored Attic Room - Ideal for Home Office
- Double Glazed Windows / Gas Heating
- Pebbled Front Courtyard & Enclosed Courtyard to Rear
- Few Minutes Walk from the hub of "Belmont"

The Property Comprises:

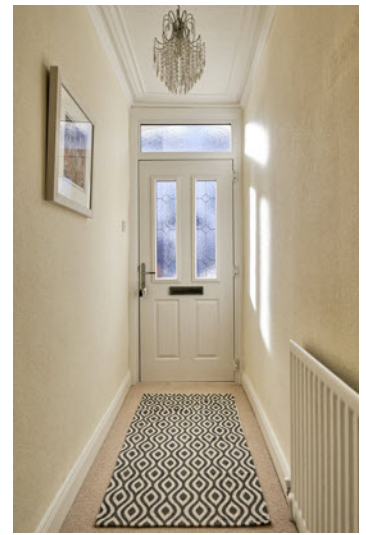
Ground Floor

uPVC front door to . . .

ENTRANCE HALL: Cornice ceiling.

LIVING/DINING ROOM: 22' 7" x 10' 3" (6.88m x 3.12m) (into bay).

Hole in the wall fireplace with granite inset and hearth, open fire,
lamine wood effect flooring. uPVC door to courtyard.



KITCHEN: 13' 8" x 7' 4" (4.17m x 2.24m) Cream high gloss kitchen with excellent range of high and low level units, stainless steel sink unit with mixer tap, cooker, extractor fan and canopy, Nordmende dishwasher, plumbed for washing machine, space for fridge freezer, mains gas fired boiler, part tiled walls, spotlighting, laminate wood effect floor.



First Floor

BEDROOM (1): 11' 11" x 9' 10" (3.63m x 3m) Wall to wall range of built-in robes with sliding doors.



BEDROOM (2): 9' 9" x 8' 6" (2.97m x 2.59m)



BATHROOM: White suite comprising tiled bath with mixer tap, low flush wc, vanity unit, fully tiled shower cubicle with Mira electric shower, heated towel rail, low voltage spotlights, extractor fan.

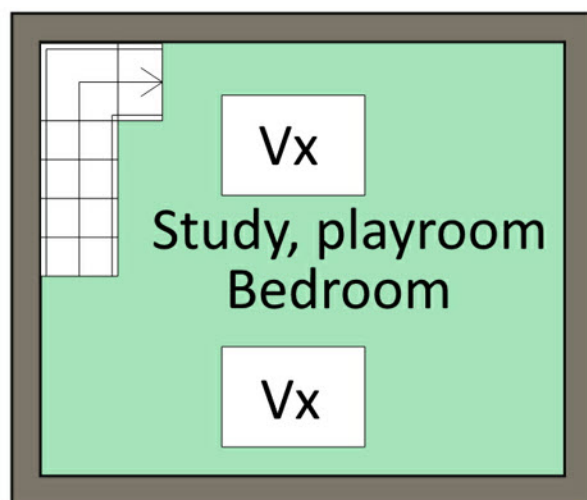
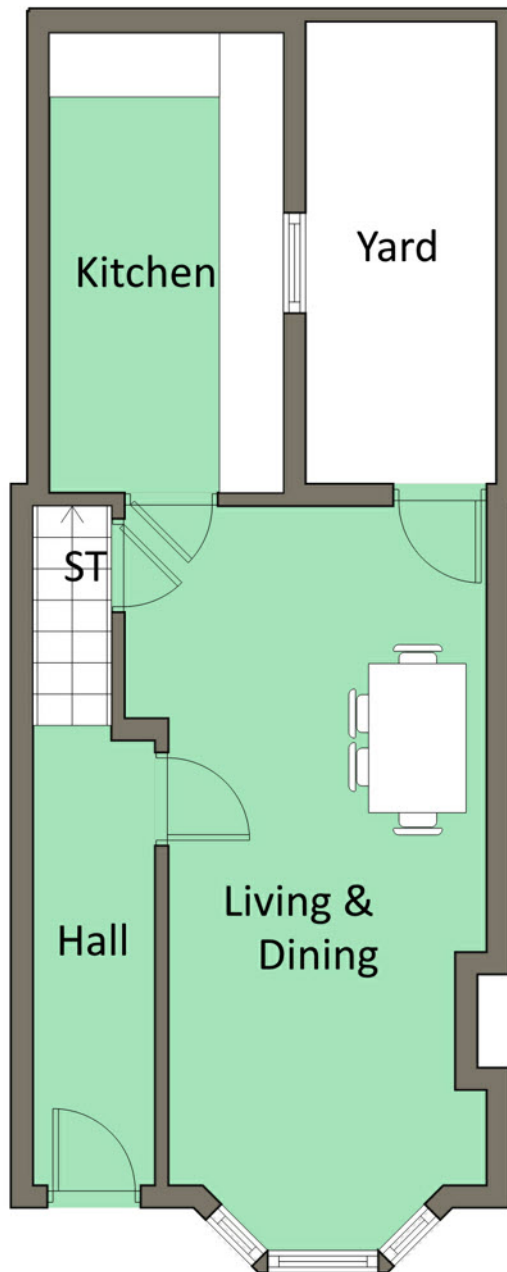


Fixed staircase to . . .



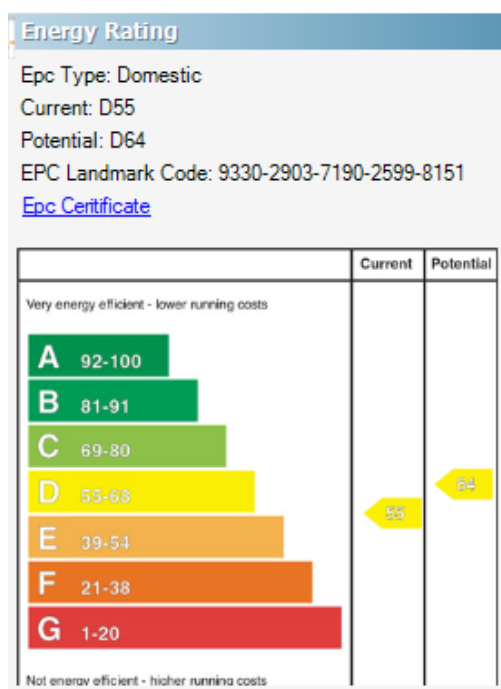
ATTIC ROOM: 12' 0" x 10' 2" (3.66m x 3.1m) Two Velux windows.





Outside

Front courtyard with pebbles. Rear courtyard, outside tap.



Location:

Belmont Avenue runs between Earlswood Road and Dundela Avenue.

North Down - 028 90 42 4747

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Lisburn - 028 92 66 1700

www.templetonrobinson.com

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