



This attractive extended semi detached property occupies an excellent corner situation in this much sought after residential location. It is extremely convenient to a host of local amenities including shops and transport facilities being only a few minutes walk.

The property offers deceptively spacious accommodation with two separate generous reception rooms and four well proportioned first floor bedrooms. Modernisation is required however it will offer potential purchasers excellent scope to create their ideal home for modern day living requirements.

This attractive extended home with all it has to offer in the way of location and accommodation will have wide ranging appeal to both owner occupiers and investors with early viewing highly recommended.

Offers Over  
£119,950

21 Bapaume Avenue,  
Off Cregagh Road,  
Belfast,  
BT6 9JE

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Viewing by  
appointment  
through agent  
028 9066 3030

- Attractive Deceptively Spacious Extended Semi Detached Property
- Reception Hall with Cloakroom Off
- Generous Bright Lounge & Good Sized Separate Living Room
- Fitted Kitchen & Rear Porch/Utility Area
- 4 Good Sized Well Proportioned First Floor Bedrooms
- Fitted First Floor Bathroom & Additional Downstairs Shower Room
- Oil Fired Central Heating (not tested)/uPVC Double Glazed Windows
- Excellent Accommodation Ideal for Modern Day Living Requiring Modernisation
- Off Street Parking to Rear/Detached Garage & Workshop
- Corner Situation with Front Garden in Lawn & Good Sized Rear Patio Garden
- Extremely Convenient to Amenities Including Shops & Transport Facilities
- Value for Money & Ideal for Both Owner Occupiers & Investors

The Property Comprises:

#### Ground Floor

uPVC double glazed front door to . . .

uPVC DOUBLE GLAZED ENTRANCE PORCH:

Ceramic tiled floor. Glazed door to . . .

RECEPTION HALL: Under stairs storage.

CLOAKROOM:

SHOWER ROOM: Fully tiled shower cubicle with Triton electric shower (not tested), low flush wc, vanity unit, ceramic tiled floor, tongue and groove ceiling with low voltage spotlights.

LOUNGE: 20' 1" x 12' 0" (6.13m x 3.67m) (at widest points). uPVC doors to rear.

LIVING ROOM: 12' 10" x 11' 10" (3.92m x 3.61m) (at widest points). Feature timber fireplace with cast iron inset and slate hearth, laminate wood effect floor, display alcove.

FITTED KITCHEN: 12' 0" x 11' 7" (3.66m x 3.53m) (at widest points). Range of high and low level units, single drainer stainless steel sink unit, work surfaces, cooker alcove, stainless steel extractor fan and canopy (not tested), plumbed for dishwasher, ceramic tiled floor, part tiled walls, spotlights.

uPVC double glazed door to . . .

REAR PORCH/UTILITY AREA: 7' 6" x 4' 7" (2.28m x 1.39m) (at widest points). Ceramic tiled floor, uPVC double glazed door to outside.





## First Floor

LANDING: Access to roofspace.

BEDROOM (1): 12' 2" x 9' 6" (3.72m x 2.89m) (at widest points). Extensive built-in robes, hotpress.

BEDROOM (2): 10' 3" x 9' 4" (3.13m x 2.84m) (at widest points).

BEDROOM (3): 13' 10" x 12' 1" (4.22m x 3.68m) (at widest points).

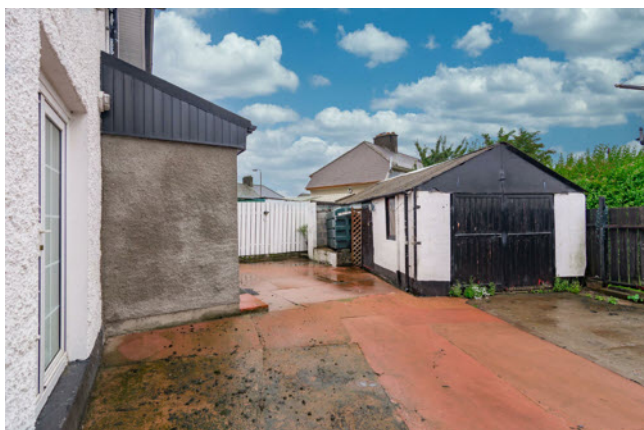
BEDROOM (4): 12' 0" x 9' 10" (3.66m x 3m) (at widest points).

BATHROOM: White suite comprising wood panelled bath, low flush wc, pedestal wash hand basin with splash tiling, tongue and groove ceiling with recessed spotlights.

## Outside

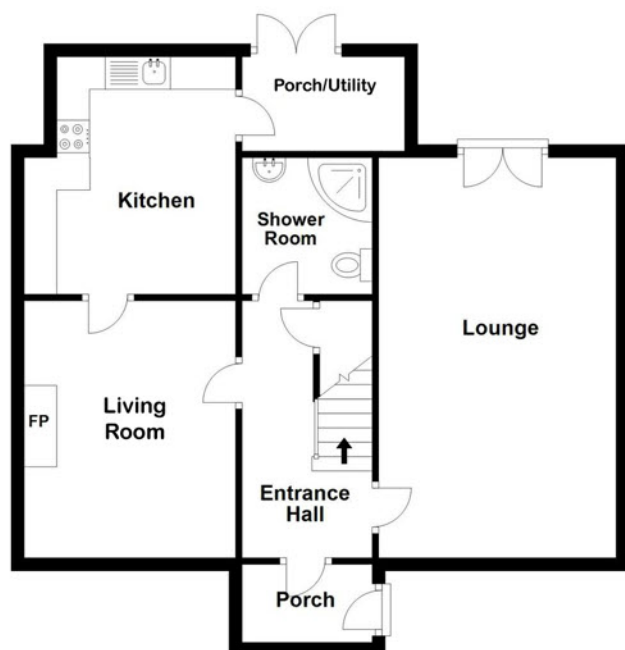
Corner site incorporating good sized front garden in lawn with pebbled sitting area. Double entrance gates to parking area and garage at rear. Good side and rear patio garden enclosed by timber fencing. uPVC oil tank.

DETACHED GARAGE: 14' 4" x 14' 2" (4.38m x 4.32m)  
Power and light. Workshop to rear of garage with light and power and oil fired boiler (not tested).



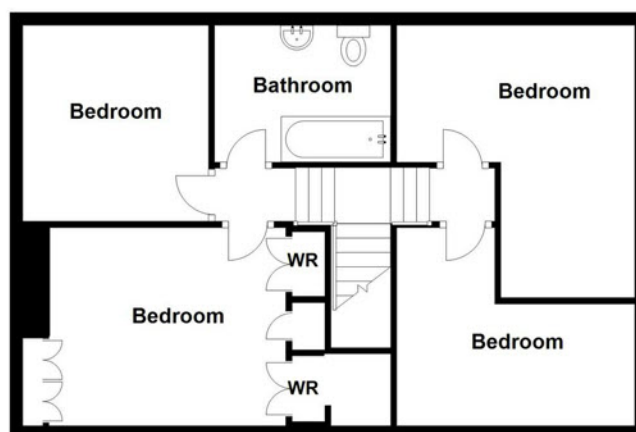
## Ground Floor

Approx. 66.9 sq. metres (719.6 sq. feet)



## First Floor

Approx. 58.2 sq. metres (626.3 sq. feet)



Total area: approx. 125.0 sq. metres (1345.9 sq. feet)

This plan is for illustrative purposes only.  
Plan produced using PlanUp.

## Location:

Heading out of Belfast on the Cregagh Road turn left into Montgomery Road and Bapaume Avenue is a short distance on the right hand side.

Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
North Down - 028 90 42 4747  
Lisburn - 028 92 66 1700  
[www.templetonrobinson.com](http://www.templetonrobinson.com)

## Energy Rating

Epc Type: Domestic

Current: F35

Potential: E52

EPC Landmark Code: 9871-0423-7840-3077-2926

[Epc Certificate](#)

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38	35	
G 1-20		
Not energy efficient - higher running costs		
		52

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