

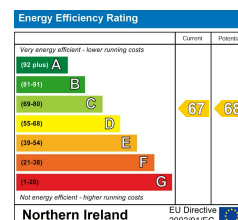


## 30 Cotswold Avenue, Newton Park, Belfast, BT8 6NA

**Asking Price £229,950**

Located just off Newton Park and positioned in this prime and sought after area that continues to be in exceptionally high demand, given it's close proximity to many amenities we are delighted to bring to the market for sale 30 Cotswold Avenue, a spacious and well maintained and extended semi detached home that we are sure will be of instant appeal to the many 1st time buyers hoping to locate to the area. This home offers well proportioned accommodation boasting 3 good size bedrooms, a bright and spacious lounge with a separate dining room that leads to an extended family room, a modern fitted kitchen and a modern shower suite and it also has the added bonus of a ground floor w/c. Outside there are gardens to both the front and rear and with off street parking for at least 2 cars and a detached garage. This home is sure to be in high demand, given its location, size and overall finish. Immediate viewing would be recommended.

- Extended semi detached home
- Three good size bedrooms
- Fitted kitchen
- Ground floor w/c
- Double glazed windows
- Prime residential location
- Three reception rooms
- 1st floor shower suite
- Gas central heating
- Detached garage



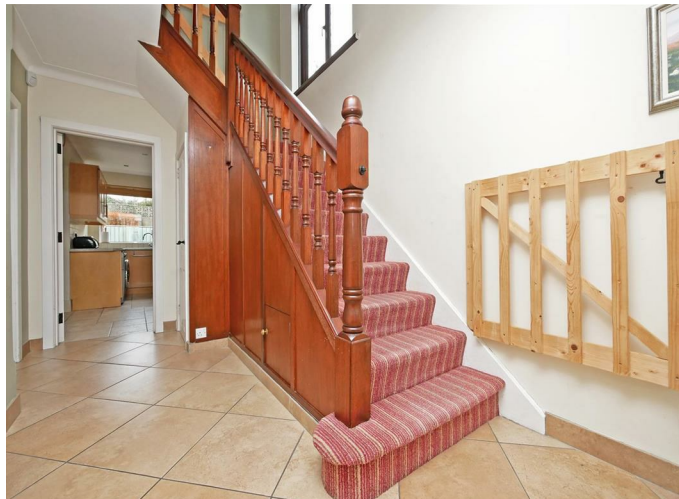
### **The accommodation comprises**

Pvc double glazed front door leading to the entrance porch.

### **Entrance porch**

Hardwood and glass panelled inner doors to entrance hall

### **Entrance hall**



Tiled floor, cloaks under stairs.

### **Cloaks**



Ground floor w/c comprising low flush w/c, wash hand basin, tiled walls, wood panelled ceiling, recessed spotlight.

### **Lounge 15'4 x 11'4 (4.67m x 3.45m)**



Solid wood flooring, feature cast iron fireplace with decorative inset and raised marble hearth.

### **Kitchen 12'8 x 8'3 (3.86m x 2.51m)**



Range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps, Rangemaster 5 ring gas hob and oven, integrated dishwasher, extractor canopy, plumbed for washing machine. integrated fridge, part tiled walls, tiled floor, recessed spotlights, open to dining room.

**Dining room 11'4 x 7'6 (3.45m x 2.29m)**



Tiled floor. Double doors to extended family room.

**Extended family room 17'0 x 9'2 (5.18m x 2.79m)**



Roof window, storage, Laminate flooring, recessed spotlights, double glazed doors to the rear gardens.

### **1st floor**

Landing, access to the roof space, flooring, roof window, light and power.

**Bedroom 1 11'1 x 10'9 (3.38m x 3.28m)**



Laminate flooring.

**Bedroom 2 11'5 x 10'9 (3.48m x 3.28m)**



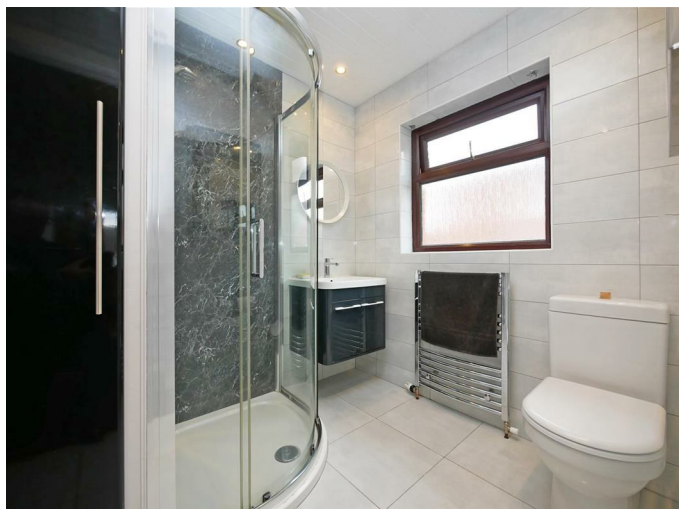
Laminate flooring.

**Bedroom 3 8'7 x 7'9 (2.62m x 2.36m)**



Laminate flooring, built in robes.

### Shower room 8'4 x 6'7 (2.54m x 2.01m)



Shower suite comprising corner shower cubicle with thermostatically controlled shower, low flush w/c, wash hand basin with storage below, part tiled walls, pvc panelled ceiling, recessed spotlights, tiled floor, storage in the former hot press / gas boiler.

### Outside

Off street parking leading to a detached garage.

### Detached garage 19'9 x 10'6 (6.02m x 3.20m)

Roller door, light and power. Plumbed for washing machine.

### Front gardens

Gardens to the front laid in lawns.

### Rear gardens

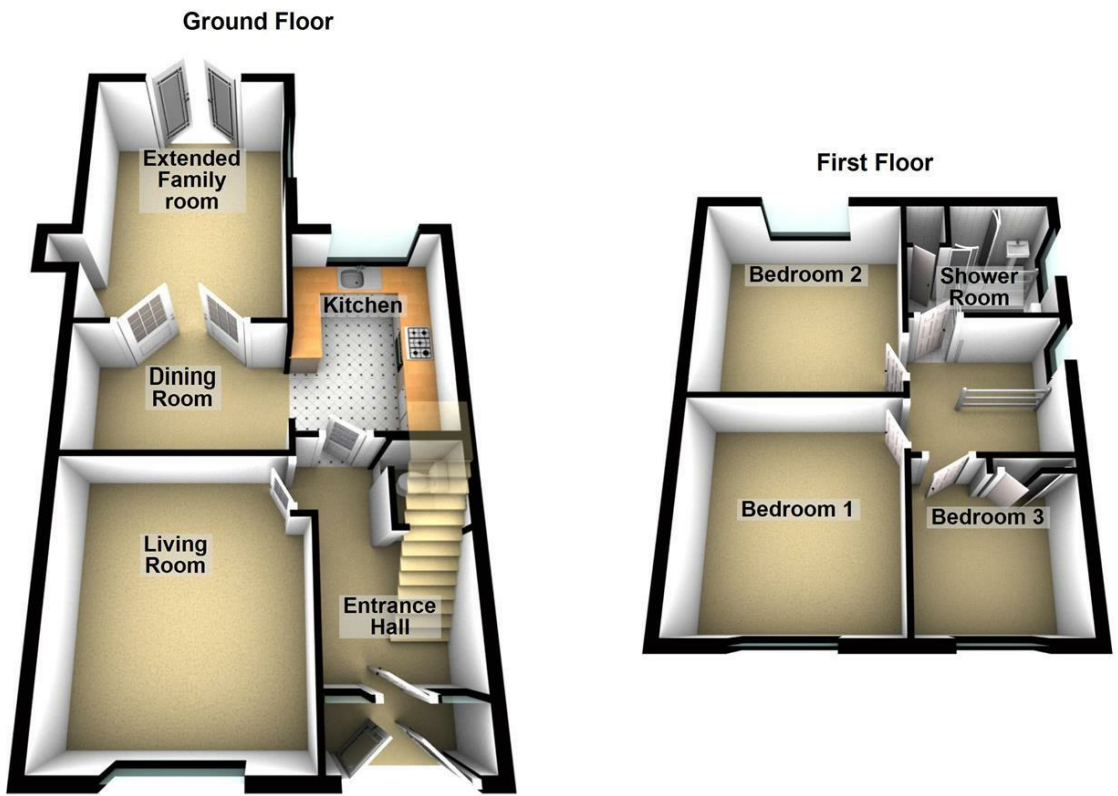


Low maintenance gardens to the rear with additional raised upper patio area. Raised flower beds, outside tap.

### Rear elevation

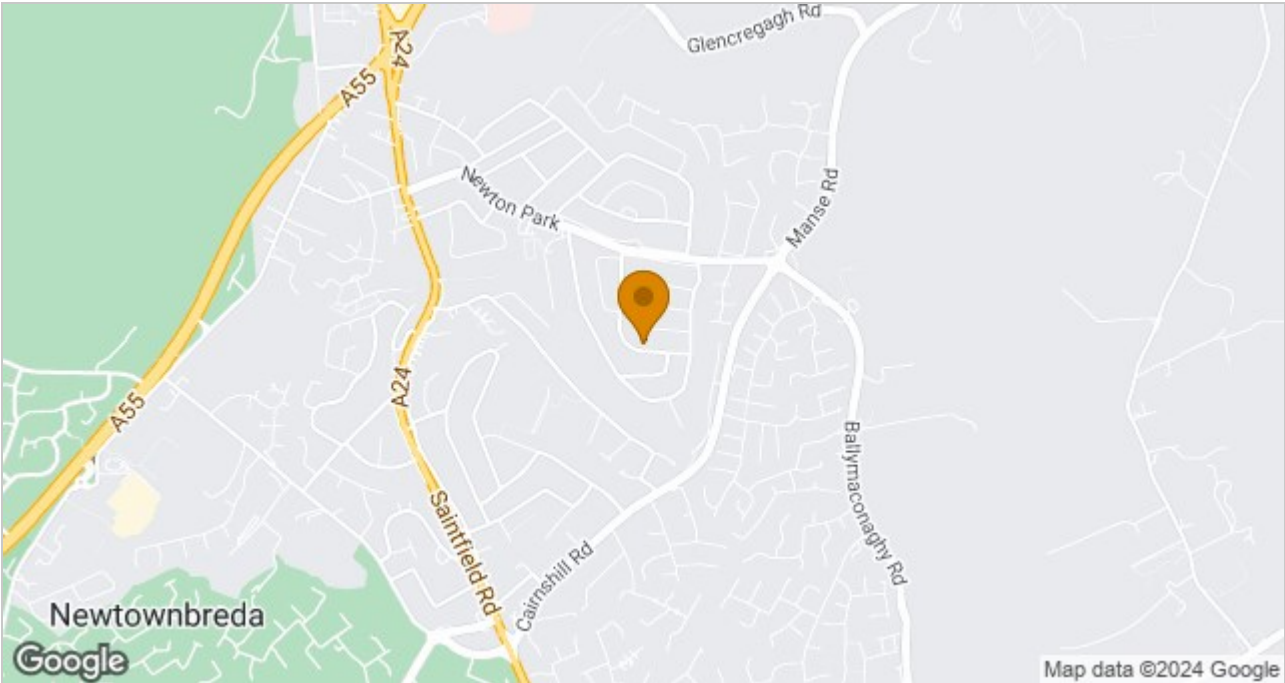


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

Area Map



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