



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

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
		67	68
Northern Ireland		EU Directive 2002/91/EC	

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

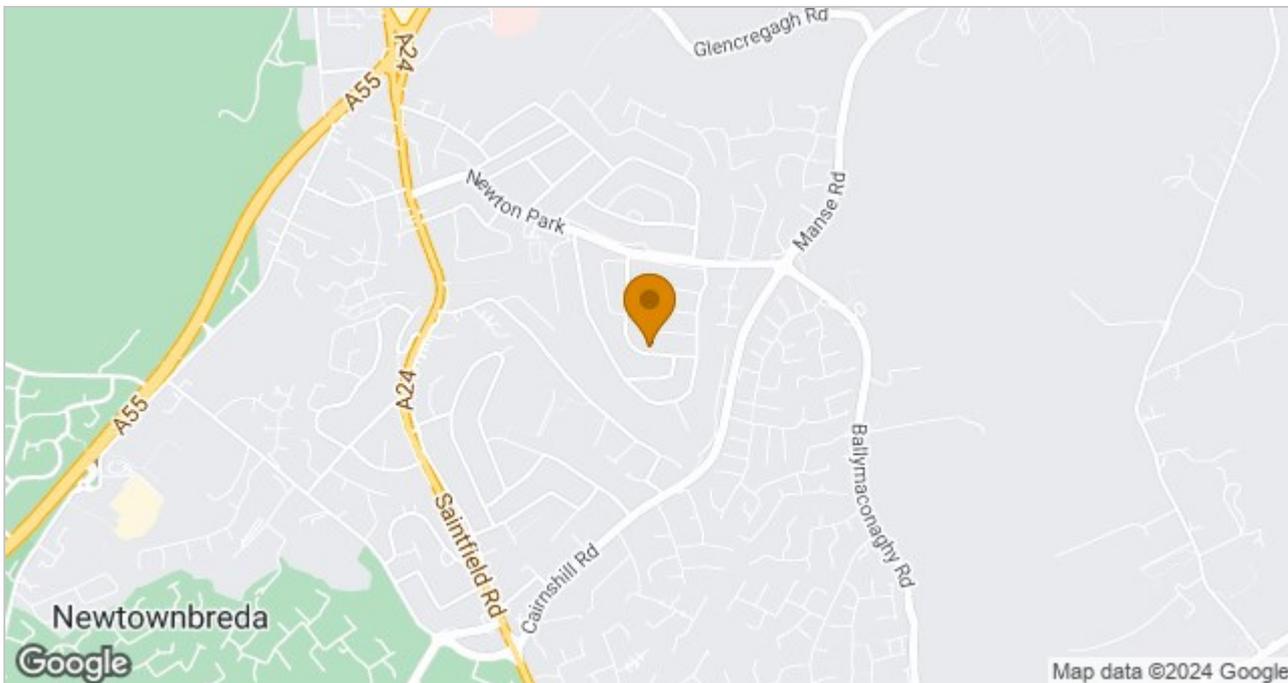


Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark