



## 4 Alt-Min Avenue, Belfast, BT8 6NJ

**Asking Price £200,000**

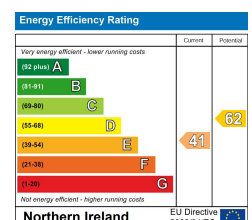
Alt-Min Avenue is a small cul de sac positioned just off Carnbrae Avenue in the Four Winds.

Internally this Semi Detached home offers well proportioned accommodation comprising three good sized bedrooms, through lounge / dining room, fitted kitchen, upvc conservatory and a coloured bathroom suite on the first floor.

In addition the property benefits from oil fired central heating, double glazing, a driveway with off street parking and enclosed rear garden.

The property is also in walking distance to the convenient shops off Newton Park, a selection of primary & post primary schools, transport links to include the Cairnshill Park & Ride and Forestside Shopping Centre. An excellent first time purchase and or family home.

- Semi-Detached Home
- Through Lounge / Dining Room
- Coloured Bathroom Suite
- Oil Heating / Double Glazed
- Driveway with Off Street Parking
- Three Good Sized Bedrooms
- Fitted Kitchen
- Upvc Conservatory
- Enclosed Rear Garden
- Excellent Location in Quiet Cul-de-Sac





### **Porch**

Glazed patio door opens onto inner porch with tiled flooring.

### **Entrance Hall 13'9" x 7'0" (4.20m x 2.15m)**



Double glazed hardwood front door and surround opens onto spacious entrance hall.

### **Lounge / Dining Room 22'10" x 11'3" (6.96m x 3.43m)**



(at widest points) Through lounge / dining room with fireplace and raised dining area.



### **Fitted Kitchen 12'0" x 7'8" (3.66m x 2.36m)**



Fitted kitchen with selection of upper and lower level units complete with formica worktops and stainless steel sink with drainer. Wooden effect vinyl flooring and part tiled walls.

### **Sunroom 9'8" x 9'3" (2.96m x 2.82m)**



Upvc glazed sunroom with access to storage cupboard housing oil boiler.



## First Floor

Access to floored roof space

**Bedroom 1 11'4" x 10'6" (3.46m x 3.21m)**



**Bedroom 2 11'2" x 10'6" (3.41m x 3.21m)**



Built-in wardrobes and drawers.

**Bedroom 3 8'2" x 7'11" (2.50m x 2.43m)**



Built-in storage cupboard.

**Bathroom 7'9" x 6'5" (2.37m x 1.97m)**



Fitted bathroom suite complete with panelled bath, pedestal wash hand basin and low flush w.c. Access to hot press. Tiled walls and wooden effect vinyl flooring.

## Property Front



Garden to front with laid lawn and driveway to the side with off street parking.

## Enclosed Rear Garden

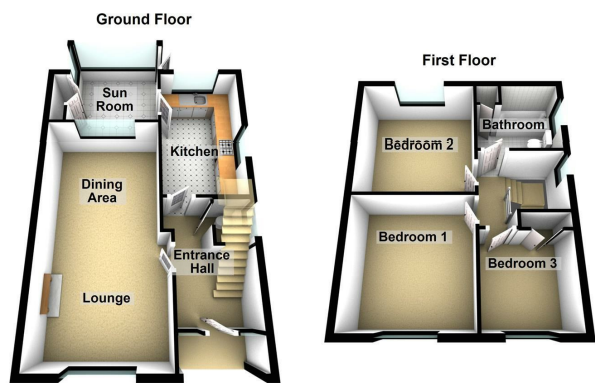


Enclosed rear garden with mature trees and hedges.

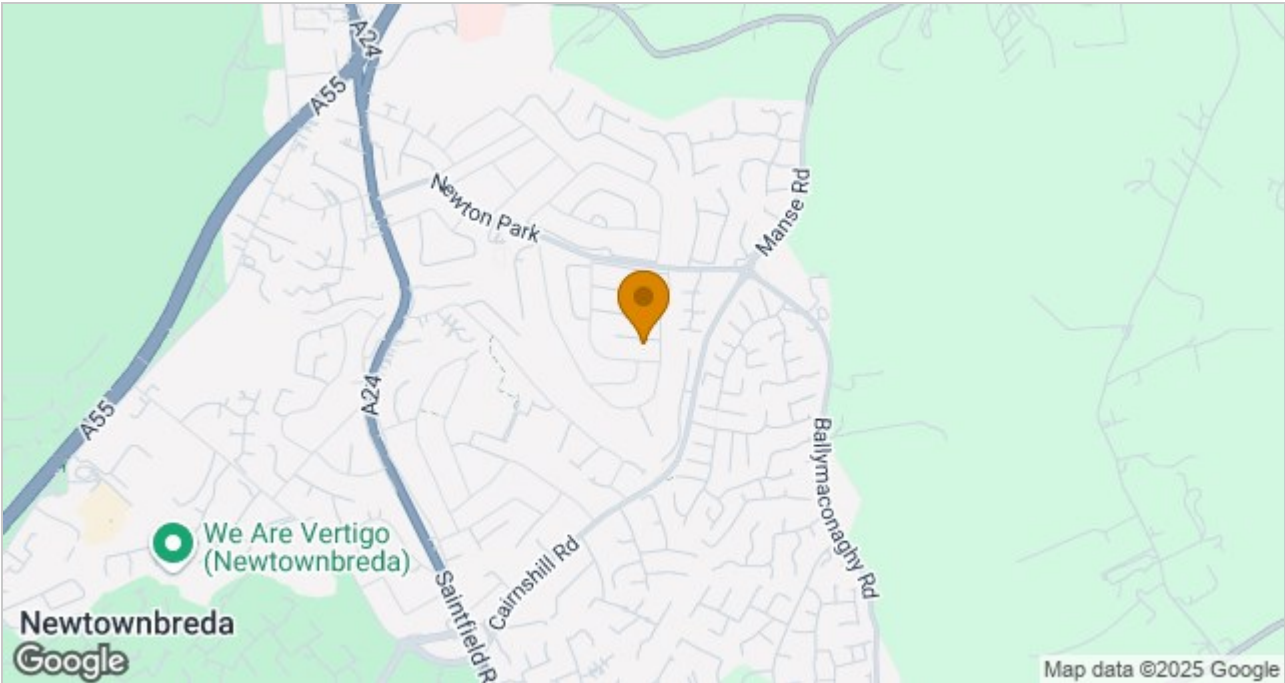
### Disclaimer

Please note that all services and appliances have not, and will not be tested.

Floor Plan



Area Map



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