



## 33 Cedar Avenue, Belfast

### Offers In The Region Of £109,950

Substantial Period Town Terrace in Popular Location

Holding a prime position within this highly regarded and sought after location this attractive period town terrace will have immediate appeal. The spacious modernised interior comprises 5 bedrooms, 2 reception rooms, fitted kitchen with dining area and classic white bathroom with electric shower and separate wc. The dwelling further offers gas central heating, many period features and has benefited from improvement works in past years. Convenient to the many amenities offered by the Antrim Road and close to the City with superb potential this is a home which will appeal to a wide range of potential purchasers.



## Enclosed Entrance Porch

### Entrance Hall

Double panelled radiator, cornice ceiling.

### Lounge 16'0 x 11'6 (4.88m x 3.51m)

Into bay, hardwood fireplace, tiled inset, double panelled radiator, cornice ceiling.



### Living Room 12'0 x 8'9 (3.66m x 2.67m)

Hardwood fireplace, tiled inset, panelled radiator, wood laminate floor.



### Kitchen 17'4 x 8'1 (5.28m x 2.46m)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, plumbed for washing machine, plumbed for dishwasher, fridge space, partly tiled walls, ceramic tiled floor, under stairs storage.



DINING AREA - Double panelled radiator.

## Additional

### First Floor

Landing, margin window.

### Separate wc

Separate wc in white suite, ceramic tiled floor, tongue & groove pine walls.

### Bathroom

White suite comprising panelled bath, shower cubicle electric shower, vanity unit, partly tiled walls, panelled radiator.



### Bedroom 8'3 x 8'7 (2.51m x 2.62m)

Wall mounted gas boiler, double panelled radiator.

### Bedroom 11'6 x 9'7 (3.51m x 2.92m)

Panelled radiator.



### Additional

### Bedroom 16'0 x 16'9 (4.88m x 5.11m)

Into bay, panelled radiator, cornice ceiling.

### Landing

Margin window, storage cupboard.

### Bedroom 11'6 x 9'7 (3.51m x 2.92m)

Built-in robe, panelled radiator.

### Bedroom 16'0 x 12'6 (4.88m x 3.81m)

Double panelled radiator.



## Additional

## Outside

Forecourt, enclosed rear yard, outside wc.



## Energy Performance Graphs

