



## 189 Alexandra Park Avenue , Belfast, BT15 3GB

**Offers In The Region Of  
£159,950**

Extended Period Town Terrace Holding A Fabulous Position Within This Much Admired Residential Location.

A handsome period mid terrace property which has benefited from an extension creating a fabulous bright spacious family home. The richly appointed interior comprises 4 bedrooms, through lounge into bay, extended fitted kitchen with dining area off and patio doors to walled hard landscaped rear garden and extended downstairs furnished cloakroom and bathroom in contemporary white suite. The dwelling further offers Pvc double glazed windows, extensive use ceramic and wood laminate floor coverings, gas fired central heating and has been maintained to a good standard over the years.

A magnificent family home close to leading schools ,public parks, public transport and excellent shopping all within walking distance makes this a home not to be missed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		66	72
EU Directive 2002/91/EC			

# 189 Alexandra Park Avenue

, Belfast, BT15 3GB



- Extended Handsome Red Brick Town Terrace
- Downstairs Furnished Cloakroom
- Contemporary White Bathroom Suite
- 4 Bedrooms 2+ Reception Rooms
- Gas Central Heating
- Highest Presentataion
- Extended Fitted Kitchen
- Upvc Double Glazed Windows
- Hard Landscaped Rear Garden

### Enclosed Entrance Porch

Solid entrance door, wood strip floor.

### Entrance Hall

Glazed vestibule door, panelled radiator, wood laminate floor coverings, double doors

### Through Lounge into Bay

24'4" x 10'3" (7.44 x 3.13)

Wood laminate flooring, panelled radiator.

Dining Area, panelled radiator.

### Extended Kitchen

19'5" x 13'4" (5.93 x 4.07)

Bowl and a half composite sink unit extensive range of high and low level units, formica worktops, splash back, range space, extractor fan, fridge/freezer housing, plumbed for dishwasher, plumbed for washing machine, tall larder, double panelled radiator, partly tiled walls, mood lighting, ceramic tiled floor, skylight.

Dining area Snug recessed lighting, panelled radiator Upvc double glazed doors.

### Furnished Cloakroom

Modern white suite comprising wash hand basin, low flush wc, recessed lighting, ceramic tiled floor.

### First floor

Landing

### Bathroom

Modern white suite pedestal wash hand basin, low flush wc, shower cubicle, thermostatically controlled drench shower, partly tiled walls, panelled radiator, pvc panelled walls.

### Bedroom

8'3" x 8'0" (2.52 x 2.44)

Panelled radiator.

### Bedroom into Bay

14'2" x 13'3" (4.32 x 4.05)

Panelled radiator.

### Second Floor

Landing concealed gas boiler

### Bedroom

14'0" x 10'9" (4.28 x 3.29)

Panelled radiator.

### Bedroom

11'2" x 8'5" (3.41 x 2.58)

Panelled radiator, velux roof light.

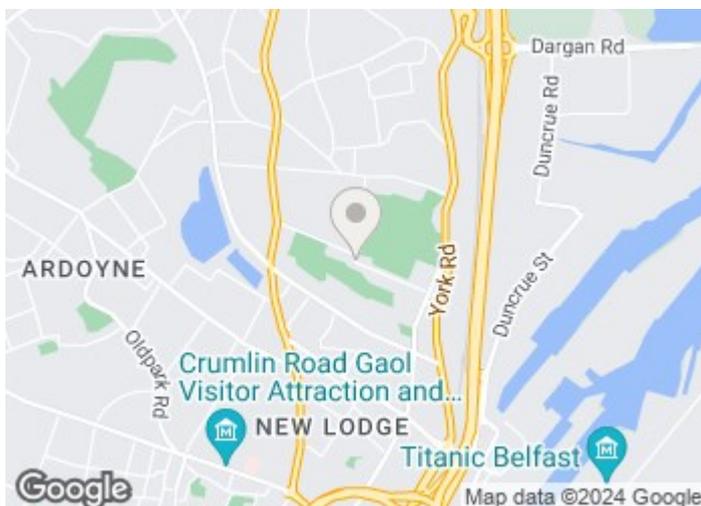
### Outside

Hard landscaped gardens front and rear in patio and high privacy fencing.

### Wooden Garden shed

11'11" x 10'2" (3.65 x 3.11)

Light and power.



### Directions



# Floor Plan

189, Alexandra Park Avenue, BELFAST, BT15 3GB



Ground Floor

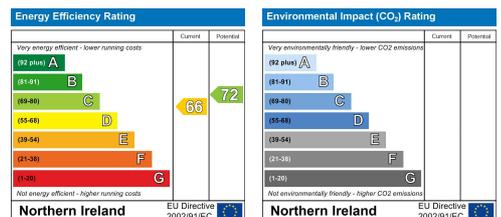
First Floor

Second Floor

Total Area: 118.4 m<sup>2</sup> ... 1274 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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