



13 Inver Avenue , Belfast, BT15 5DC

**Offers In The Region Of
£199,950**

Exceptional Period End Town House Presented To Show Home Standards.

A magnificent opportunity to acquire a fabulous period end of terrace presented to show home standards situated within this highly regarded and sought residential location. The spacious modern interior comprises 4 double bedrooms, 2 reception rooms with lounge into bay, integrated luxury kitchen incorporating built-in oven and hob, fridge/freezer plus washing machine and contemporary white bathroom suite. The dwelling further offers wood laminate, ceramic and carpeted floor coverings, gas fired central heating, updated interior doors and has undergone extensive refurbishing to include updated wiring, new damp proof course and internal replastering.

Hard landscaped exterior areas with walled front garden, decked rear yard with access to Victoria Gardens and delightful views to the Cavehill add the finishing touches to this stylish home which is sure to impress - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
192 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		62
(39-54)	E		68
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

13 Inver Avenue

, Belfast, BT15 5DG



- Exceptional Period End Town House
- Fabulous Integrated Fitted Kitchen
- Gas Central Heating
- Highly Regarded Location
- 4 Bedrooms
- Luxury White Bathroom Suite
- Hard Landscaped External Areas
- 2 Reception Rooms
- uPvc Double Glazed Windows
- Fabulous Show Home Presentation

Enclosed Entrance Porch

Solid entrance door, wood laminate floor.

Entrance Hall

Glazed vestibule door, wood laminate floor, double panelled radiator.

Lounge

14'4" x 12'7" into bay (4.38 x 3.85 into bay) Into bay, hole in wall fireplace, tiled inset, wood laminate floor, double panelled radiator.

Dining Room

13'4" x 10'4" (4.07 x 3.17) Double panelled radiator, wood laminate floor, under stairs storage.

Kitchen

11'11" x 7'0" (3.65 x 2.15) Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops,

built-in under oven and ceramic hob, stainless steel canopy extractor fan, integrated fridge/freezer, integrated washing machine, partly tiled walls, ceramic tiled floor, recessed lighting, double glazed rear door.

First Floor

Landing.

Bathroom

Luxury white suite comprising panelled bath, shower screen, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, feature radiator, partly tiled walls, ceramic tiled floor, recessed lighting, concealed gas boiler.

Bedroom

10'9" x 10'6" (3.29 x 3.22) Panelled radiator.

Bedroom

10'9" x 17'1" (3.28 x 5.21) Double panelled radiator.

Second Floor

Landing.

Bedroom

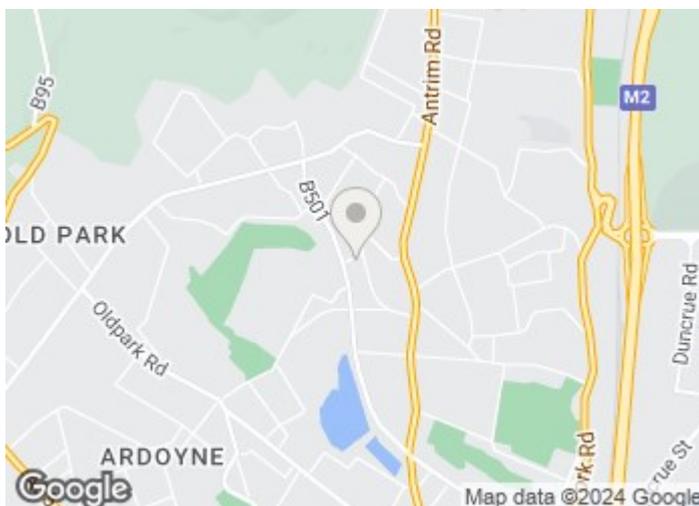
16'2" x 10'9" (4.94 x 3.28) Panelled radiator.

Bedroom

10'10" x 10'8" (3.31 x 3.26) Panelled radiator, Velux window.

Outside

Hard landscaped front garden in marble chip, enclosed rear yard, feature decked area, power points, outside light, bins storage area, access to Victoria Gardens.

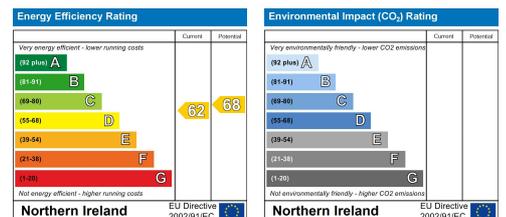


Directions



Floor Plan

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