

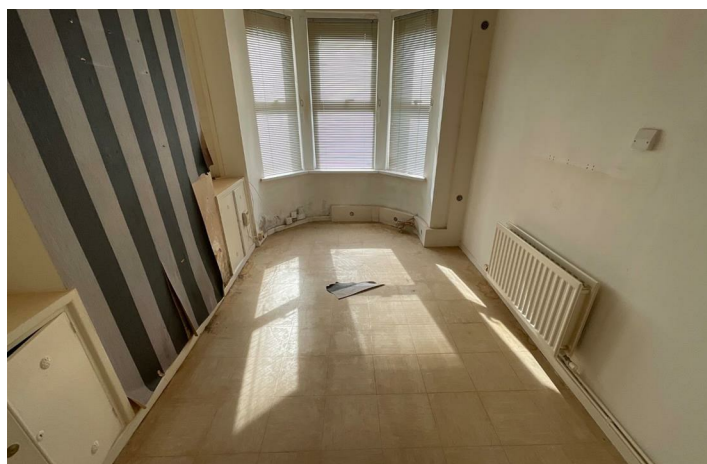
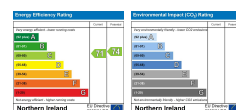


20 Nevis Avenue

Belfast, BT4 3AE

Offers in the region of

£110,000



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CASH OFFERS ONLY! OPEN VIEWING - MONDAY 30TH JUNE BETWEEN 1PM AND 1.30PM

A sizeable townhouse in the heart of East Belfast which has obvious investment potential.

Priced to allow for model the dwelling comprises entrance hallway, open plan reception with dining space, fitted kitchen, classic white bathroom suite and two well proportioned bedrooms. Outside there are enclosed yards to the front and rear.

The property further benefits from floored loft room, gas fired central heating and uPVC double glazing.

Pomona Avenue is conveniently located close to many leading shops and amenities including Strand Arts Centre, Cafe Smart, Earlswood Veterinary Clinic, Campbell College, Bloomfield Collegiate and Strathearn School. It also shares excellent transport links with Belfast City Centre.

Contact Rea Estates for further details or to arrange an appointment to view.

Ground Floor

Entrance Hallway

Composite front door with glass insets, double panelled radiator, stairs leading to first floor

Living Room 23'9" x 9'11" (7.25m x 3.04m)

Into bay, dual aspect windows allowing for plenty of

natural light, enclosed electricity meter, under stair storage, ample dining space

Kitchen 11'0" x 6'3" (3.36m x 1.92m)

Fitted kitchen, wall mounted gas boiler, plumbed for a washing machine, panelled radiator, access to rear yard

First Floor

Landing

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath, panelled radiator

Front Bedroom 9'10" x 13'0" (3.00m x 3.98m)

Double panelled radiator

Rear Bedroom 10'2" x 7'10" (3.12m x 2.39m)

Enclosed storage cupboard, double panelled radiator

Second Floor

Floored Loft 11'10" x 15'8" (3.63m x 4.80m)

Eaves storage, panelled radiator, velux window

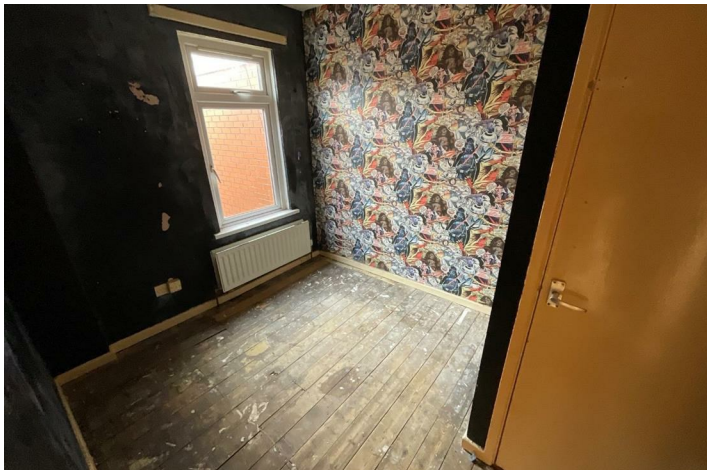
Outside

Front

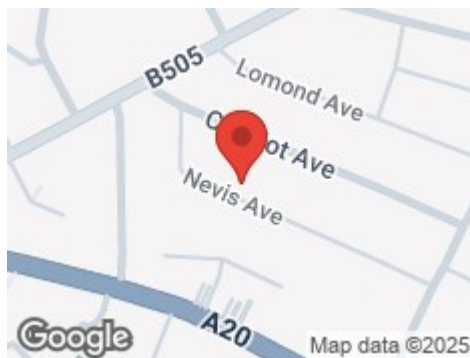
Brick privacy wall with metal entrance gate, paved courtyard

Rear

Enclosed yard with access to rear entry



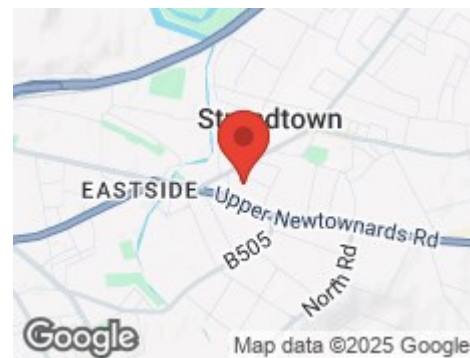
Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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