

KARL  
BENNETT  
& CO

*Go For Sold*



27 Park Avenue, Belfast, BT4 1PU  
Offers in the region of £174,950

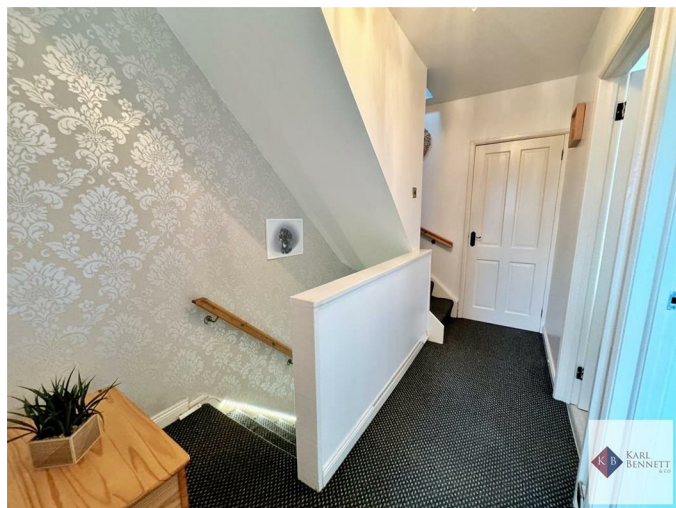
- Well presented mid terrace in a popular residential location
- Bright and spacious lounge overlooking the front garden
  - Modern fitted kitchen
- Large conservatory with access to large rear garden
  - Four good bedrooms
- Bathroom with a three piece white suite
- Gas fired central heating and upvc double glazed windows
- Within walking distance to the array of shops on the Belmont Road
  - Ideally suited for the growing family
  - Early viewing comes highly recommended



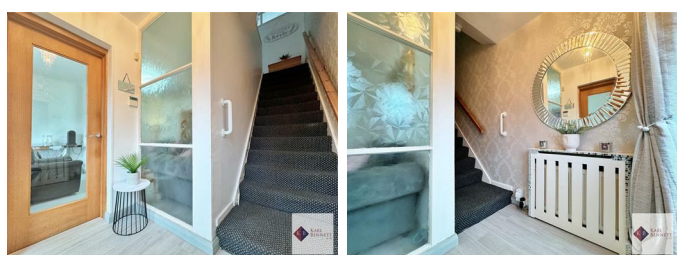
Upvc front door



Upstairs landing



Entrance hall



Bedroom 1 13'11" x 9'04" (4.24m x 2.84m)



Laminate wood floor. Built in storage.

Bedroom 2 9'11"x9'05" (3.02mx2.87m)



Laminate wood floor.

Bedroom 3 6'11" x 6'8" (2.11m x 2.03m)



Laminate wood floor.

Laminate wood floor. Glazed solid wood door to lounge.

Lounge 16'09" x 12'11" (5.11m x 3.94m)



Laminate wood floor. Feature floating wall mounted electric fire. Glazed solid wood double doors to kitchen.

Kitchen/dining area 16'04" x 8'08" (4.98m x 2.64m)



Range of high and low level units, stainless steel 1.5 sink bowl sink unit with chrome mixer tap. 5 ring gas hob, stainless steel and glass extractor fan, built in electric oven. Plumbed for washing machine. Integrated fridge freezer. Tiled floor. Glazed solid wood double doors to conservatory. Recessed low voltage lighting.

Conservatory 14'4" x 10'6" (4.37m x 3.20m)



Tiled floor. Double doors to garden.

### Bathroom 6'07x5'05 (2.01mx1.65m)



Three piece white suite comprising low flush wc, wash hand basin with chrome mixer tap & storage. Panel bath with chrome mixer taps & thermostatic shower with rainfall shower head and shower screen. Fully tiled walls and tiled floor. Chrome towel radiator.

### Top floor landing

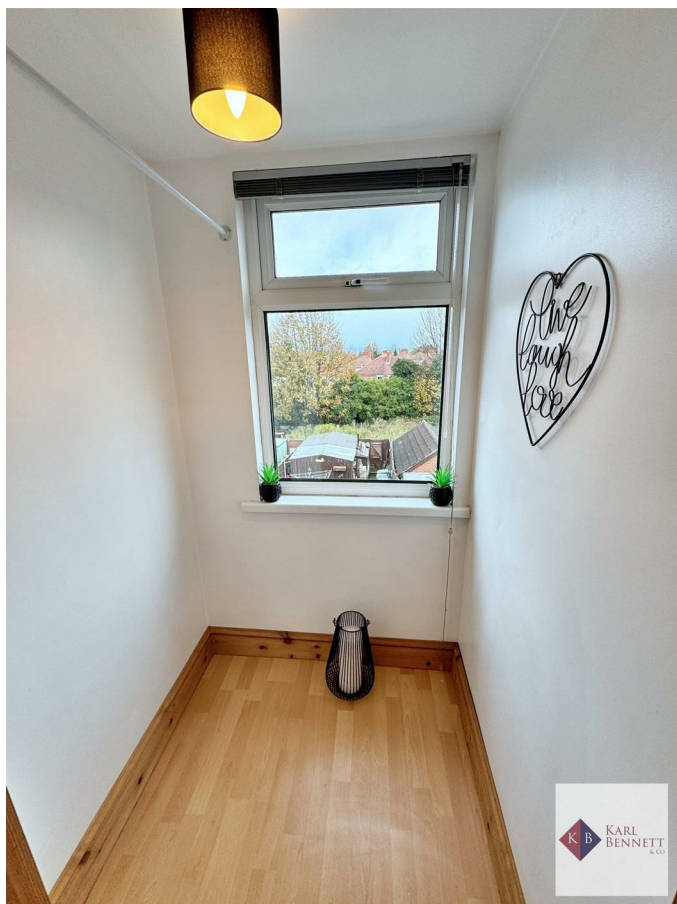
Laminate wood floor.

### Bedroom 4 17' 5" x 11'11" (5.18m 1.52m x 3.63m)



Laminate wood floor. 2 x built in storage (one with gas boiler) built in wardrobes. Eaves storage.

### Store 3'09" x 3'08 (1.14m x 1.12m)



Laminate wood floor, window.

### Outside

Garden to the front of the property laid in lawns and shrubs. Large enclosed garden to the rear (54 feet long by 18feet wide).

### DISCLAIMER

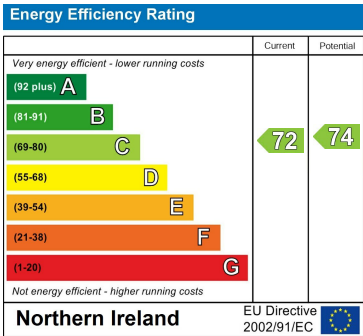
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Area Map



Energy Efficiency Graph



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