



KARL  
BENNETT  
& CO

*Go For Sold*



## 10 Nevis Avenue, Belfast, BT4 3AE

### Offers in the region of £149,950

- Well presented mid terrace property
  - Lounge open plan to dining area
- Modern fitted kitchen with excellent range of units
  - Three good bedrooms
  - Shower room with a three piece white suite
- Oil fired central heating and Upvc double glazed windows
  - Popular residential location
- Within walking distance to Connswater shopping centre and retail park
  - Ideally situated for commuting into Belfast city centre
  - Early viewing comes highly recommended

Upvc front door



Kitchen 10'6" x 6'6" (3.20m x 1.98m)



Range of high and low level units, stainless steel sink unit with single drainer and chrome mixer tap, space for cooker, extractor fan. Plumber for washing machine. Space for fridge freezer. Laminate click flooring.

Upstairs landing



Fixed staircase to second floor.

- Entrance porch
- Laminate wood floor
- Hardwood & glazed door
- Entrance hall



Laminate wood floor

Lounge open plan to dining area 23'8" x 10'01" (7.21m x 3.07m)



Into bay  
Laminate wood floor. Storage under stairs.

Bedroom 1 11'10" x 9'07" (3.61m x 2.92m)



At widest points.  
Built in storage. Hot press cupboard.

Bedroom 2 10'4" x 7'09" (3.15m x 2.36m)



#### DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Karl Bennett & Company has the authority to make or give any representation or warranty in respect of the property.

At widest points

Shower room 7'3" x 6'06" (2.21m x 1.98m)



Three piece white suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, double shower unit with thermostatic shower. Laminate floor. uPvc panelled walls and ceiling. Chrome towel radiator.

Bedroom 3 15'09x10'06" (4.80mx3.20m)

At widest points

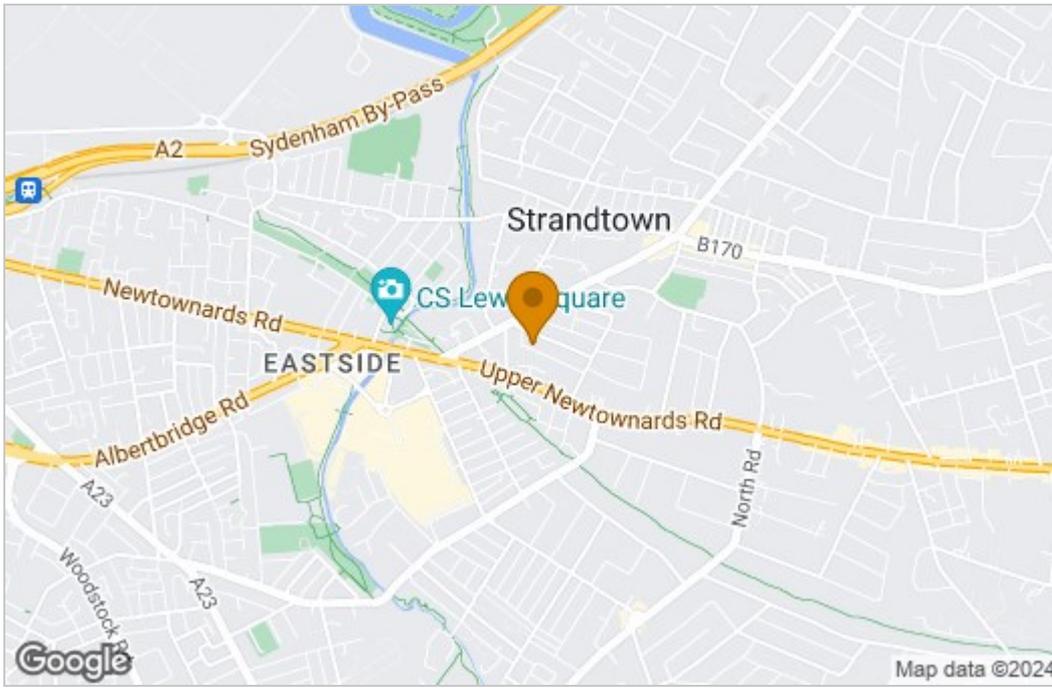
Floored with heat, light and velux window.

#### Outside

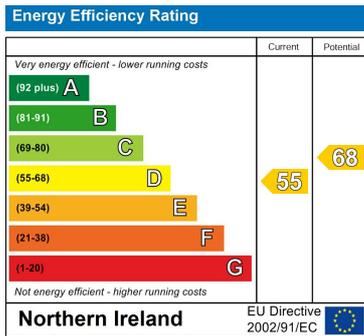


Small front garden and enclosed to the rear

## Area Map



## Energy Efficiency Graph



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