

simon**BRIEN**
RESIDENTIAL

22 Belmont Avenue,
Belfast, BT4 3DD



Asking Price £179,950

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Spacious Three Storey Terrace
- Adaptable Layout with Four / Five Bedrooms
- Kitchen
- First Floor Shower Room & Separate WC
- Mostly Double Glazed
- Oil Fired Central Heating
- Superb Location Close To Ballyhackamore & Belmont
- Excellent Transport Links To City Centre & Motorway Networks

SUMMARY

Situated just off the Earlswood Road, this attractive property is perfectly placed to take advantage of the variety of amenities, recreational facilities, coffee shops, bars and restaurants in both Ballyhackamore and Belmont.

The surrounding area is home to a variety of amenities and there are various leading school options as well as superb transport links to the City Centre and beyond.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

11' 1" x 10' 8" (3.38m x 3.25m)

Ceramic tiled floor.

BEDROOM (4):

11' 1" x 10' 8" (3.38m x 3.25m)

LIVING ROOM:

11' 1" x 10' 10" (3.38m x 3.3m)



KITCHEN:

14' 4" x 6' 9" (4.37m x 2.06m)

Full range of high and low level units. 4 ring hob with under oven and extractor hood over. Single drainer sink unit with mixer taps. Plumbed for washing machine. Partially tiled walls. Slate tiled floor.

FIRST FLOOR

SHOWER ROOM:

Instant heat electric shower. Wash hand basin.

SEPARATE WC:

Low flush WC. Wash hand basin.

BEDROOM (1):

13' 3" x 11' 2" (4.04m x 3.4m)

Laminate wooden floor.

BEDROOM (2):

11' 0" x 7' 6" (3.35m x 2.29m)

Laminate wooden floor.



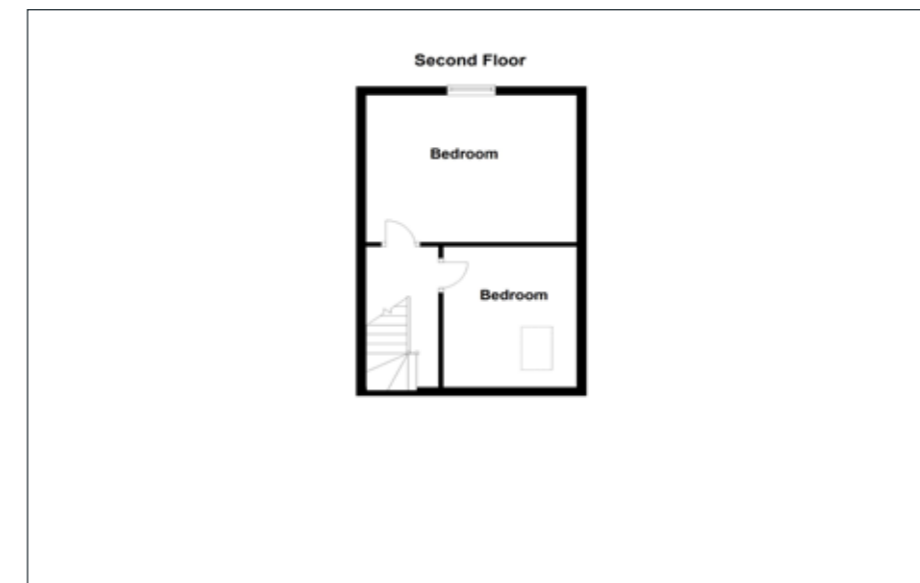
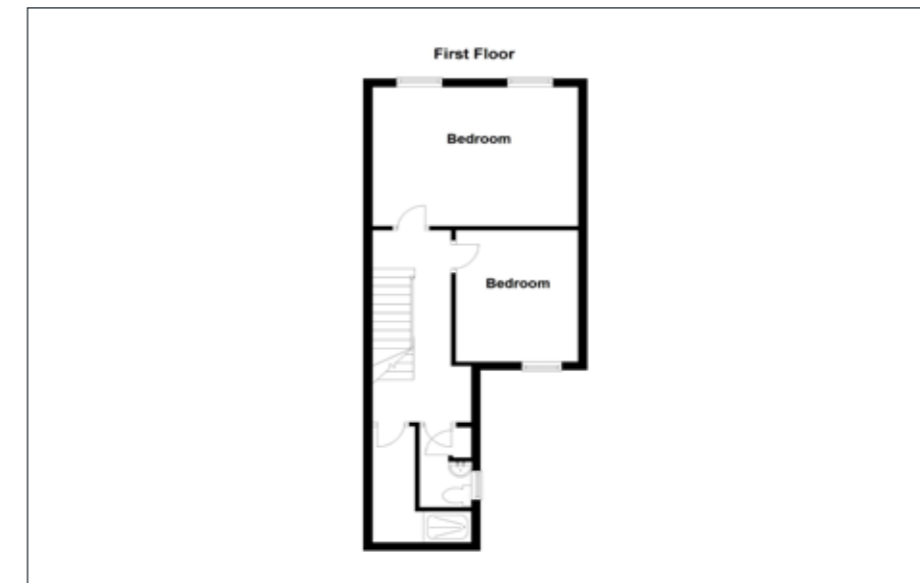


SECOND FLOOR

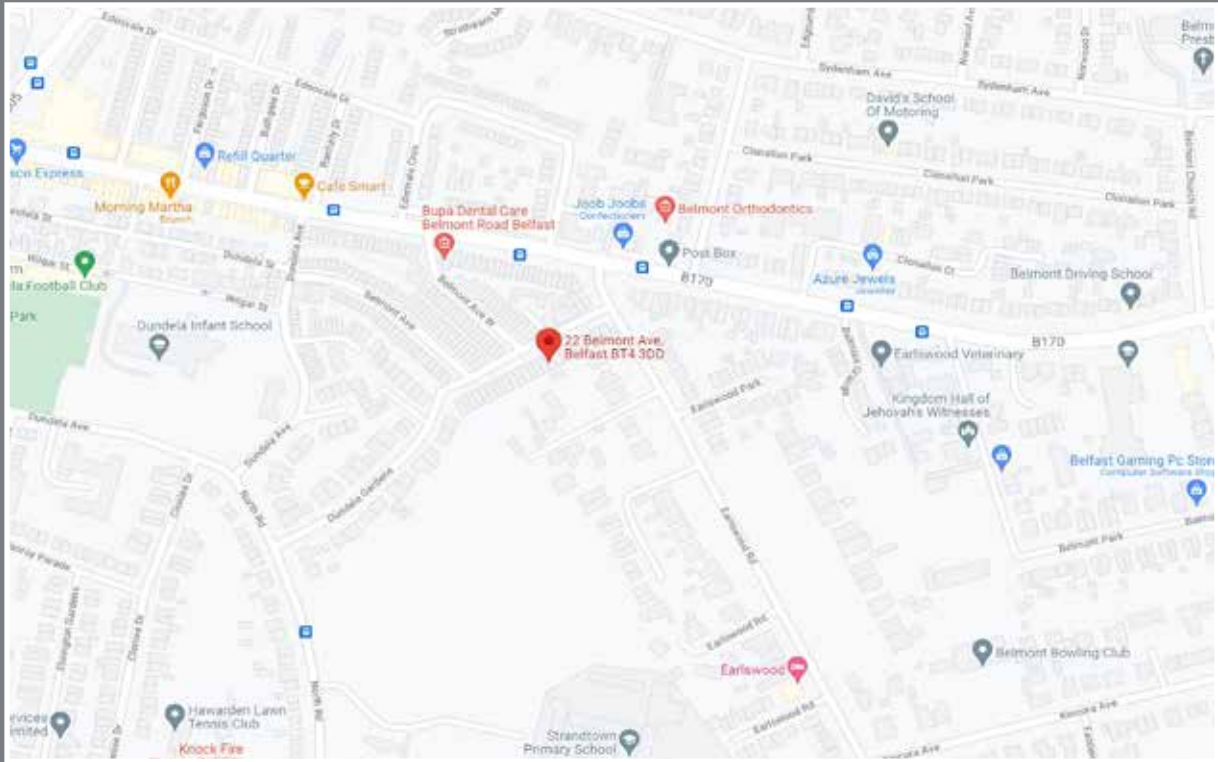
BEDROOM (3):
10' 10" x 9' 0" (3.3m x 2.74m)

OUTSIDE

Enclosed yard to rear with oil fired boiler and tank.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com

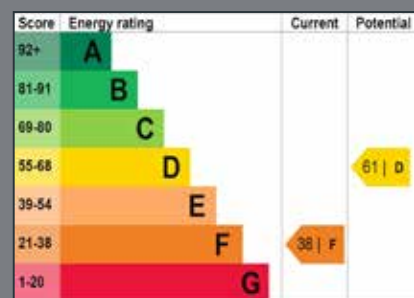


Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/A/22/SO



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