

simon**BRIEN**
RESIDENTIAL

39 Belmont Avenue,
Belfast, BT4 3DE



Asking Price £140,000

Telephone 02890 595555
www.simonbrien.com



ACCOMMODATION

GROUND FLOOR

ENTRANCE:

uPVC double glazed front door leading to:

ENTRANCE HALL:

Ceramic tiled floor.

THROUGH LOUNGE:

22' 7" x 10' 3" (6.88m x 3.12m)

Wooden fireplace with cast iron fire inset and tiled hearth. Partially ceramic tiled floor. Partially solid wooden floor. Understairs storage cupboard.



KEY FEATURES

- Attractive End Terrace
- Two Good Sized Bedrooms
- Attic Room
- Through Lounge / Dining Area
- Modern Fitted Kitchen
- Bathroom In White Suite
- Gas Heating
- uPVC Double Glazed Window Frames
- Convenient To Belmont, Ballyhackamore & Belfast City Centre
- Close To Excellent Cafes, Restaurants, Shops, Public Transport Links & Schools

SUMMARY

This attractive end terrace is found off the Belmont Road, East Belfast, close to excellent restaurants, cafes, schools and public transport links. Belfast City Centre, City Airport and Titanic Quarter are all within easy reach.

The layout comprises an entrance hall, through lounge with dining area and modern fitted kitchen on the ground floor. On the first floor, there are two good sized bedrooms and a bathroom in white suite and access to a floored attic.

The property benefits from gas heating and uPVC double glazed window frames.

Close to many social and recreational amenities, this property will appeal to those seeking to buy within this very vibrant part of East Belfast.





KITCHEN:

13' 10" x 7' 10" (4.22m x 2.39m)

Excellent range of high and low level units. Single drainer stainless steel sink unit with mixer tap. Partially tiled walls. 4 ring stainless steel gas hob. Eye level oven. Stainless steel extractor canopy. Integrated fridge/freezer and dishwasher. Plumbed for washing machine. Ceramic tiled floor. Spotlighting.

FIRST FLOOR

BATHROOM:

White suite comprising panel bath with mixer tap and shower fitment over. Low flush WC. Fully tiled shower cubicle with 'Mira Sport' electric shower. Ceramic tiled floor. Towel radiator.

BEDROOM (1):

12' 4" x 10' 0" (3.76m x 3.05m)

Built-in cupboard.

BEDROOM (2):

10' 0" x 8' 6" (3.05m x 2.59m)



LANDING:

Stairs to attic room.

OUTSIDE

Paved forecourt to front, and enclosed yard to rear.

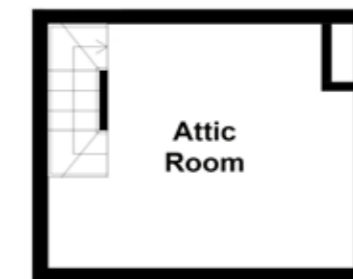




39 Belmont Avenue, Belfast (1st Floor)
Plans for illustrative Purposes Only

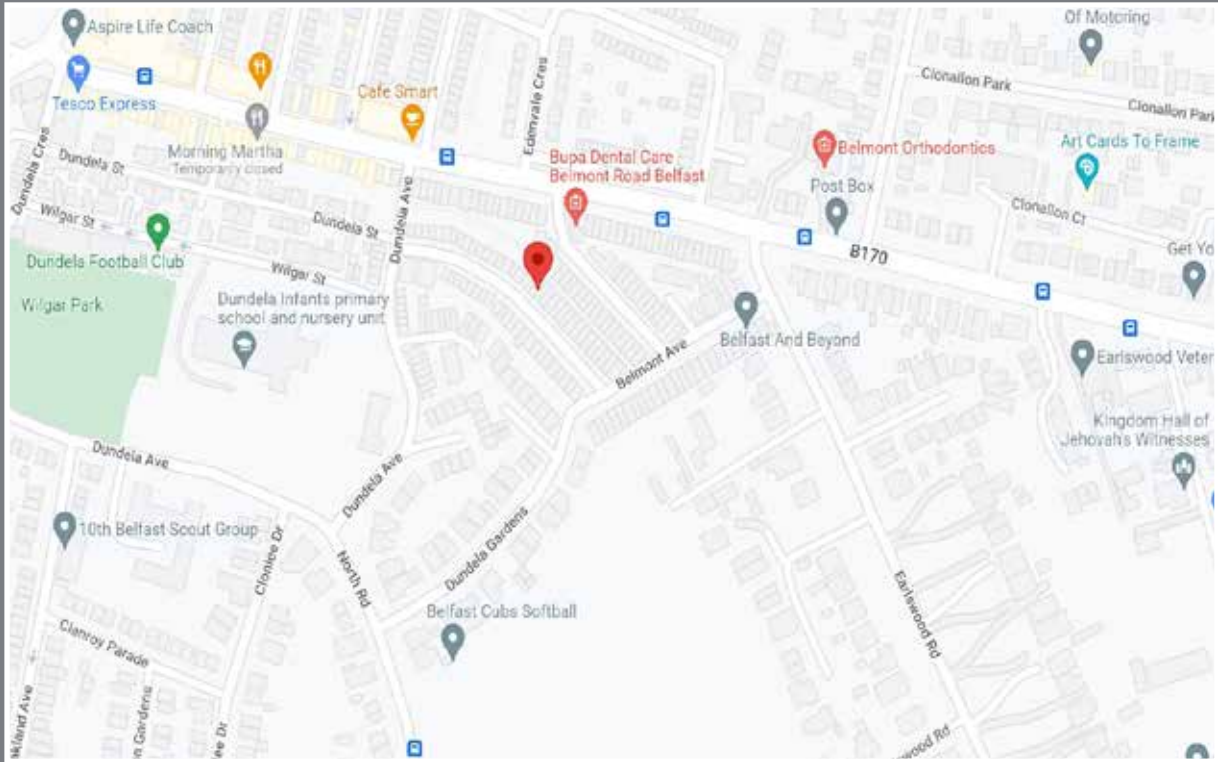


39 Belmont Avenue, Belfast (Ground Floor)
Plans for illustrative Purposes Only



39 Belmont Avenue, Belfast (2nd Floor)
Plans for illustrative Purposes Only

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: JD/J/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	58 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9330-2336-7200-2522-5165

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