

simon**BRIEN**  
RESIDENTIAL

42 Irwin Avenue,  
Belfast, BT4 3AF



Offers Around £225,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Three Storey Mid Terrace Property
- Four Well Proportioned Bedrooms
- Living Room
- Dining Room
- Modern Fitted Kitchen
- White Bathroom Suite
- Gas Fired Central Heating
- uPVC Double Glazed Window Frames
- Close To Belfast City Centre, Public Transport Links & Shops
- Convenient To Leading Primary & Post Primary Schools, Ballyhackamore & Belmont

## SUMMARY

This attractive three storey mid townhouse is found off Upper Newtownards Road, a popular residential setting within Ballyhackamore, convenient to Belfast City Centre, restaurants, cafes and public transport links.

The property comprises an entrance hall, living room, dining room, modern fitted kitchen, on the ground floor. On the first floor, there are two bedrooms and a bathroom in white suite. On the second floor, there are two further bedrooms.

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

## ACCOMMODATION

### ENTRANCE

uPVC double glazed front door.

### GROUND FLOOR

#### ENTRANCE HALL:

#### LIVING ROOM:

**14' 3" x 12' 1" (4.34m x 3.68m) To bay**

#### DINING ROOM:

**11' 10" x 10' 7" (3.61m x 3.23m)**

Understairs storage cupboard.

#### KITCHEN:

**13' 0" x 7' 7" (3.96m x 2.31m)**

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, cooker point with extractor fan over, plumbed for washing machine.

#### UTILITY ROOM:

**9' 9" x 3' 0" (2.97m x 0.91m)**

Plumbed for washing machine.

## FIRST FLOOR

### LANDING:

### BATHROOM:

White suite comprising a panelled bath, fully tiled shower cubicle with 'Triton' shower, pedestal wash hand basin, access to linen cupboard.

### SEPARATE WC:

Low flush wc.

### BEDROOM (1):

**16' 0" x 14' 3" (4.88m x 4.34m)**

To bay

### BEDROOM (2):

**10' 6" x 9' 1" (3.2m x 2.77m)**

## SECOND FLOOR

### LANDING:

**9' 9" x 9' 4" (2.97m x 2.84m)**

Storage cupboard.

### BEDROOM (3):

**16' 0" x 11' 4" (4.88m x 3.45m)**

Dormer window.

### BEDROOM (4):

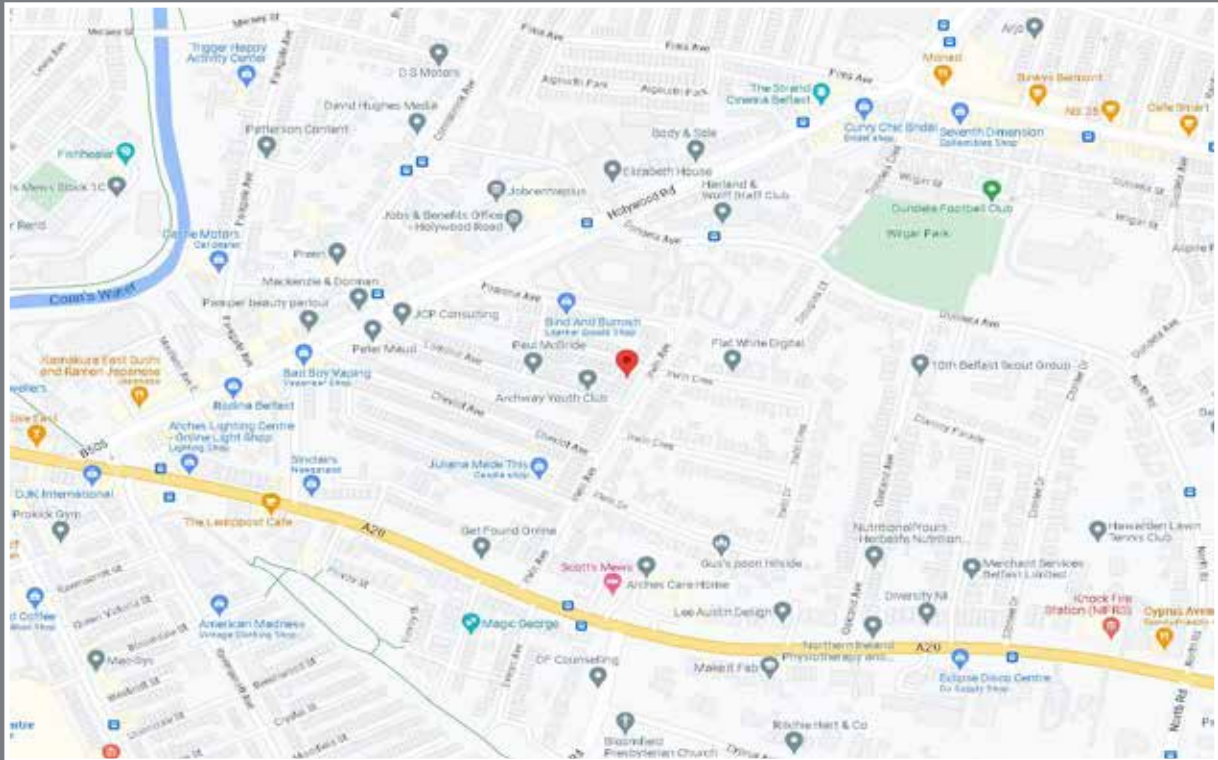
**10' 7" x 9' 1" (3.23m x 2.77m)**

Rooftop views over City towards Cavehill.

### OUTSIDE

Enclosed rear yard, Store - wall mounted gas fired boiler.

# Location



Off Upper Newtownards Road, Belfast.

## 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](http://www.simonbrien.com)



## Lettings Department

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REF: JD/D/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	65D	65D
39-54	E		
21-38	F		
1-20	G		

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