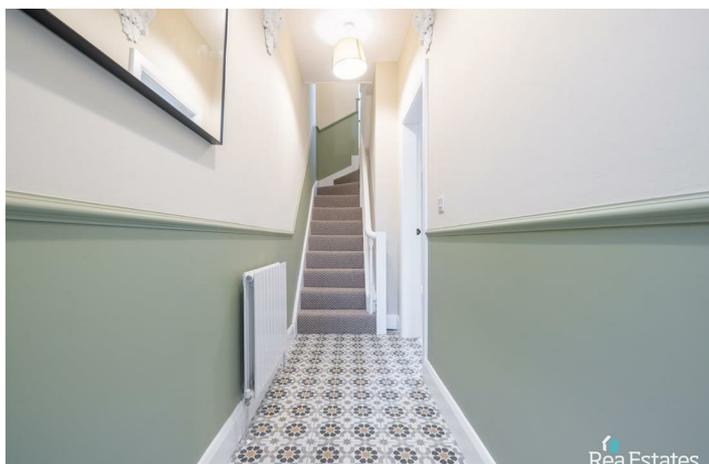
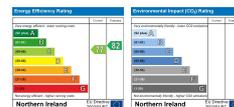




3 Pomona Avenue  
Belfast, BT4 3AL

Offers in excess of  
£175,000



# 3 Pomona Avenue

, Belfast, BT4 3AL

Offers in excess of £175,000



A stunning townhouse in a highly regarded residential location which has been meticulously renovated throughout. Boasting the highest quality of fixtures and fittings it is sure to appeal to first time buyers and smaller families in particular.

The spectacular dwelling comprises entrance hallway, open plan reception with ample dining space, stunning fitted kitchen with integrated appliances, luxury bathroom suite and two well proportioned bedrooms. Outside there is a fully enclosed rear yard.

Other attributes include gas fired central heating, upvc double glazing and a floored loft with pull down ladder suitable for light storage.

The property benefits from excellent transport links, providing easy access to hospitals, schools, and the vibrant Belfast City Centre. Whether you are commuting for work or enjoying the local amenities, convenience is at your doorstep.

Contact Rea Estates now for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hallway

Composite front door, panelled radiator, stairs leading to first floor

### Living Room 23'9" x 9'8" (7.26m x 2.96m)

Into bay, dual aspect windows allowing for plenty of natural light, solid ash mantle, enclosed gas and electricity meters, under stair storage, ample dining space

### Kitchen 13'5" x 6'5" (4.10m x 1.98m)

Stunning fitted kitchen with a wide range of high and low level units, contrasting worktops and breakfast bar area, stainless steel sink and drainer with mixer tap, integrated oven and hob with extractor hood, integrated dishwasher, washing machine and fridge freezer, vertical radiator, recessed lighting, access to enclosed yard

## First Floor

### Landing

Slingsby ladder to floored loft suitable for light storage, enclosed storage cupboard, panelled radiator

### Bathroom

Luxury bathroom suite including low flush WC, wall mounted wash hand basin and free standing rainfall shower, heated towel rail, enclosed storage cupboard housing gas boiler.

### Front Bedroom 10'9" x 13'6" (3.30m x 4.13m)

Vertical radiator

### Rear Bedroom 10'2" x 8'4" (3.11m x 2.55m)

Double radiator

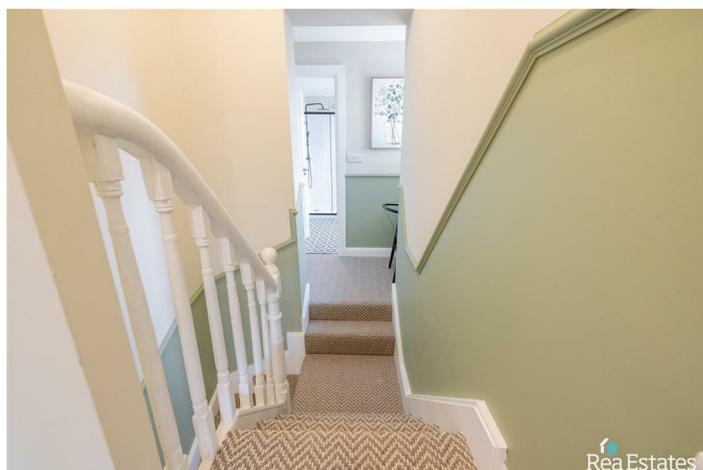
## Second Floor

## Floored Loft 10'2" x 9'10" (3.11m x 3.00m)

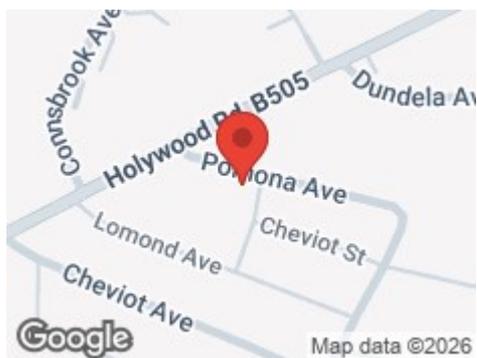
Eaves storage, velux window

### Outside

Enclosed rear yard with access to rear entry



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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 this firm's employment has the authority to make or give any representation or warranty in respect of the property.