



179 Alexandra Park Avenue

Belfast, BT15 3GB

Offers in excess of

£180,000



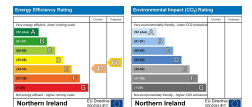
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, Belfast, BT15 3GB

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A superbly presented three storey townhouse boasting high quality fixtures and fittings throughout and located in an area of significant popularity which will have immediate appeal to first-time buyers and families in particular.

Internally the dwelling comprises vestibule entrance, hallway, open plan reception with dining space and double patio doors leading to rear garden, modern fitted kitchen with integrated appliances, luxury bathroom suite and four well proportioned bedrooms laid out over the first and second floors. Outside the is a courtyard to the front and a large, private garden to the rear.

The property further benefits from oil fired central heating and upvc double glazing throughout.

Alexandra Park Avenue is conveniently located close to many leading shops and amenities including the Grove Wellbeing Centre, City Side Shopping Complex, Yorkgate Train Station and the new Ulster University Campus. It also shares excellent bus links with Belfast City Centre and is just minutes from both the M1 and M2 motorways.

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

Ground Floor

Entrance Porch

PVC front door with smoked glass inset, laminate

flooring, wooden internal door with smoked glass inset leading to:

Hallway

Double panelled radiator, laminate flooring, stairs leading to first floor

Living Room 24'11" x 9'11" (7.62m x 3.04m)

Into bay, built in electric fireplace with housing for flat screen TV, two double panel radiators, single panel radiator, laminate flooring, patio doors leading to rear patio, ample dining space

Kitchen 17'2" x 6'5" (5.25m x 1.97m)

Modern fitted kitchen with a wide range of high and low level units and contrasting worktops, stainless steel bowl and half sink and drainer with mixer taps, integrated oven and hob with extractor hood, integrated fridge and freezer and washing machine, recessed lighting, under stair storage, vinyl flooring, double panelled radiator, access to rear patio

First Floor

Landing

Panelled radiator, stairs leading to second floor

Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with rainfall shower overhead, vinyl flooring, PVC cladded ceiling with recessed lighting

Front Bedroom 12'8" x 14'1" (3.88m x 4.30m)

Into bay, mirrored slide robes, panelled radiator

Rear Bedroom 10'10" x 8'4" (3.31m x 2.55m)

Wood laminate flooring, panelled radiator

Second Floor

Bedroom 3 10'6" x 14'1" (3.21m x 4.31m)

Wood laminate flooring, panelled radiator, access to roof space

Bedroom 4 10'9"em x 8'4" (3.3em x 2.55m)

Velux window, wood laminate flooring, panelled radiator

Outside

Rear

Private gardens with wood panelled fencing surround, generous flagged patio area, enclosed oil boiler house, garden laid out in lawn, access to rear entry, water tap, external lighting

Front

Brick privacy wall with metal entrance gate, bricked courtyard



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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