



184 CONNSBROOK AVENUE

Belfast BT4 1JY

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*Offers Over*  
**£195,000**



SEMI-DETACHED | 3  | 2  | 1 

Situated on the ever-popular Connsbrook Avenue in the Sydenham area, this modernised semi-detached home situated on a generous site must be seen to be appreciated.

## KEY FEATURES

- Three Bedroom Semi-Detached Located in Sydenham with Excellent Convenience to Belmont and Ballyhackamore Villages
- Highly Sought After Location with Close Proximity to Main Arterial Transport Routes, Leading Primary and Secondary Schools, Local Coffee Shops, Restaurants and Bars
- Bright and Spacious Living Room Open to Dining Room
- Modern Fitted Kitchen with Excellent Storage and Mature Outlook over Rear Garden
- Utility Room with Pantry Shelving
- Downstairs WC
- Modern Shower Room with White Suite
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Roof Space, Accessed Via Aluminium Ladder, Floored
- Fantastic Enclosed Side and Rear Gardens Ideal for Outdoor Entertaining and Children & Pets at Play
- Spacious Driveway Parking with Off Street Parking for Two Cars
- Likely to Appeal to the First Time Buyer, Investor, Young Professional or Young Family Alike
- N.B - Under the Estate Agency Act of 1975, please be advised that this property is being sold by a staff member of John Minnis Estate Agents





## ROOM DETAILS

*GROUND FLOOR*    *FIRST FLOOR*

*Entrance Hall*

*RETURN*

*Downstairs WC*

5'7 x 5'4

*Landing*

*Bedroom One*

*Livingroom/Diningroom* 10'6 x 10'1

22'4 x 10'6 into bay window

*Roof Space*

*Bedroom Two*

10'6 x 10'1

*Kitchen*

16'1 x 9'4

*Utility*

5'9 x 5'7

*Bedroom Three*

6'2 x 5'7

*Shower-room*

5'9 x 5'7

*OUTSIDE*

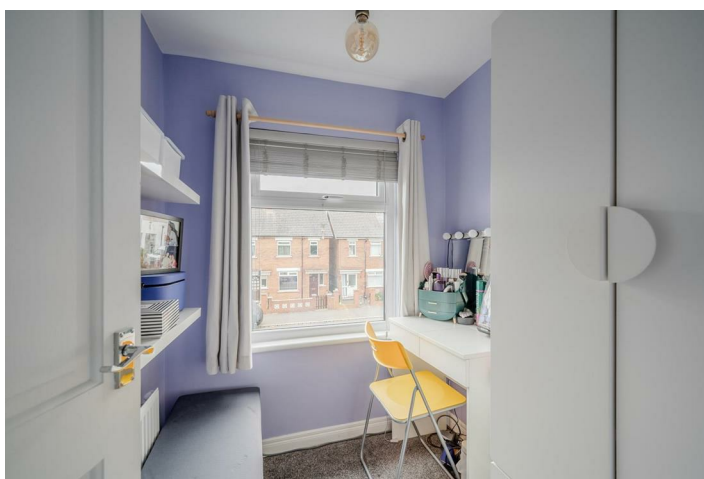
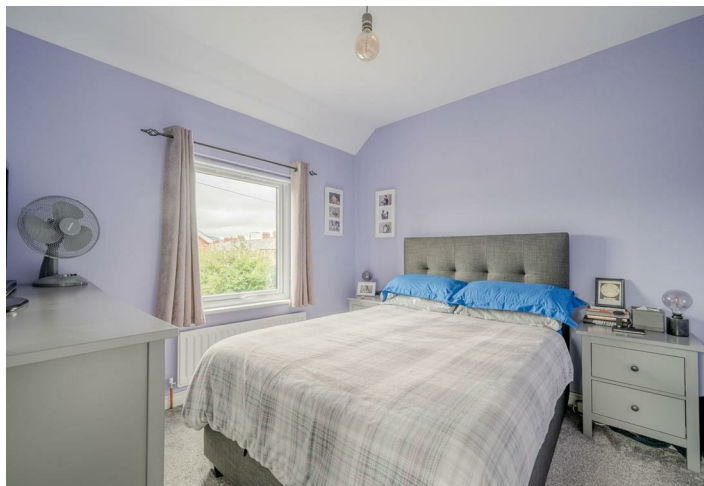
*Outhouse*

*N.B.*



## DIRECTIONS

*Travelling along Connsbrook Avenue in the direction of Hollywood Road, no 184 is located on the right-hand side just before Victoria Park Primary School.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		87
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## OUR BRANCHES

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