



34 BELMONT AVENUE

Belfast BT4 3DD

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*Offers Over*  
**£250,000**

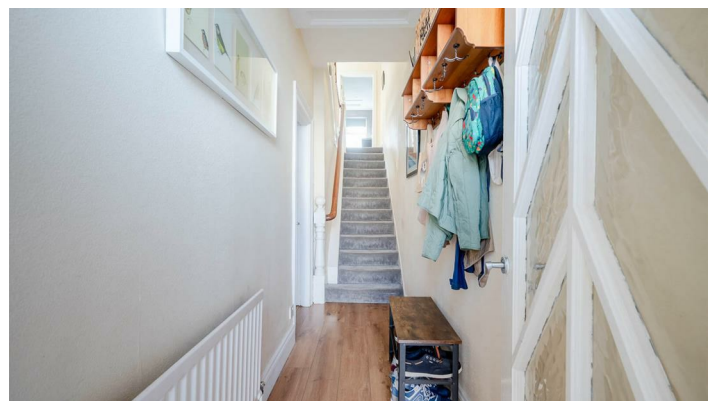


HOUSE - MID  
TERRACE  
Add Text Here

| 4  | 1  | 2 

## KEY FEATURES

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## ROOM DETAILS

### ENTRANCE

Entrance Porch:

### GROUND FLOOR

Entrance Hall:

Front Lounge Open to  
Dining Room:

24'9" X 11'2"

Kitchen:

14'4" x 7'8"

Covered Yard:

14'4" X 6'8"

Stairs to First Floor

Landing:

### FIRST FLOOR

Bathroom:

Stairs to First Floor

Bedroom:

Principal Bedroom:

14'3" X 11'2"

Bedroom Two:

11'2" X 8'11"

Second Floor Return:

### TOP FLOOR

Bedroom Three:

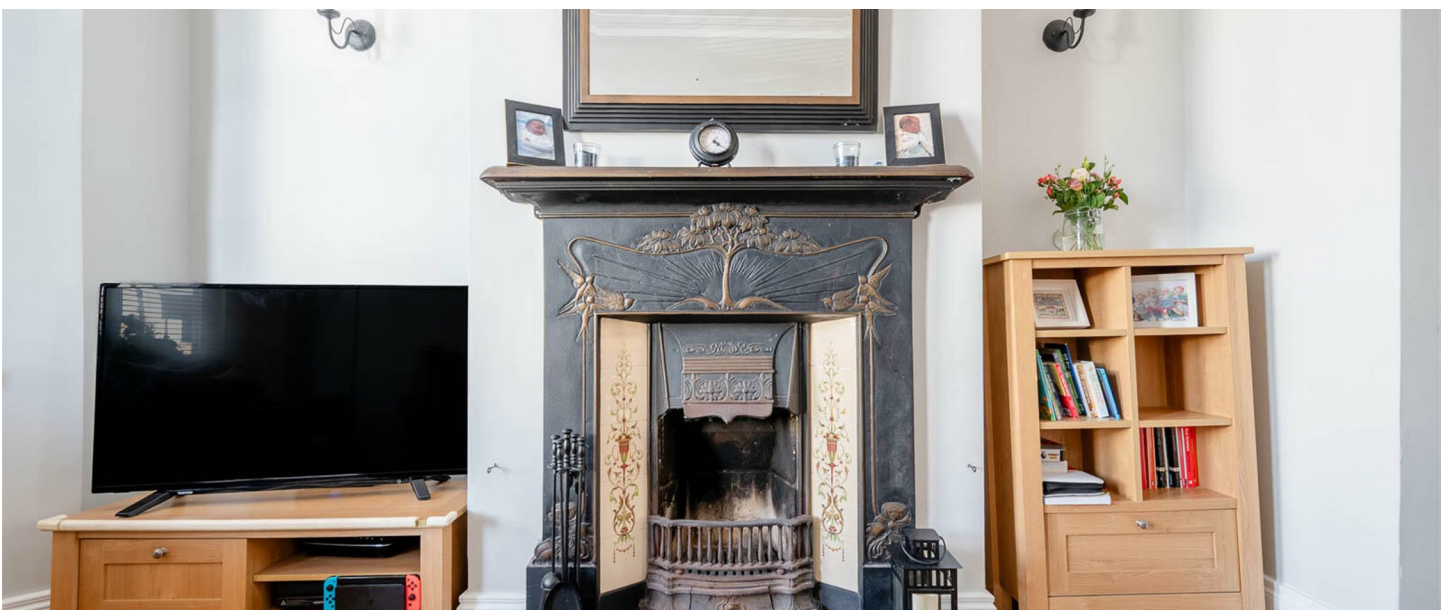
14'3" X 11'2"

Bedroom Four:

11'2" X 8'11"

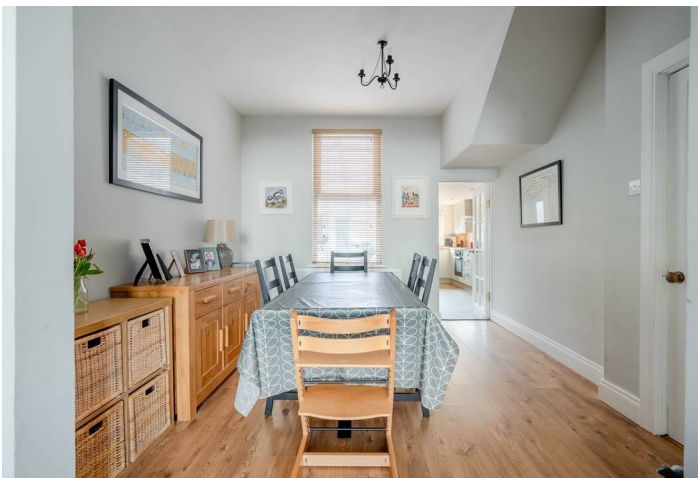
### OUTSIDE

Garden:



## DIRECTIONS

*Travelling along the Belmont Road in the direction of Belmont Village. Turn left onto Earlswood Road and then turn right onto Belmont Avenue. Number 34 is located on left hand side.*



## 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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