



35 DOWNHILL AVENUE

BELFAST BT8 7EF

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*Offers Around*

**£149,950**



## HOUSE - END TERRACE

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Add text here

- Spacious End-Terrace Property on a Fantastic Site Located in the Ever-Popular Belvoir Area of South Belfast
- Front Lounge
- Separate Living/Dining Room
- Fitted Kitchen with a Range of High- and Low-Level Units, Open to Ample Dining Space
- Ground Floor Shower Room with White Suite
- Two Well Proportioned Bedrooms with Additional Dressing Room
- Shower Room with White Suite
- Open Front and Side Garden and Enclosed Rear Garden, Ideal for Outdoor Entertaining and Children at Play
- Gas Fired Central Heating
- UPVC Double Glazing Throughout



## ROOM DETAILS

### *Entrance*

*SPACIOUS  
RECEPTION  
HALL:*

*DOWNSTAIRS  
SHOWER ROOM:*

*LIVING / DINING  
ROOM:  
(16'8" x 11'5")*

*LOUNGE:  
(15'9" x 14'5")*

*KITCHEN DINER:  
(15'10" x 12'1")*

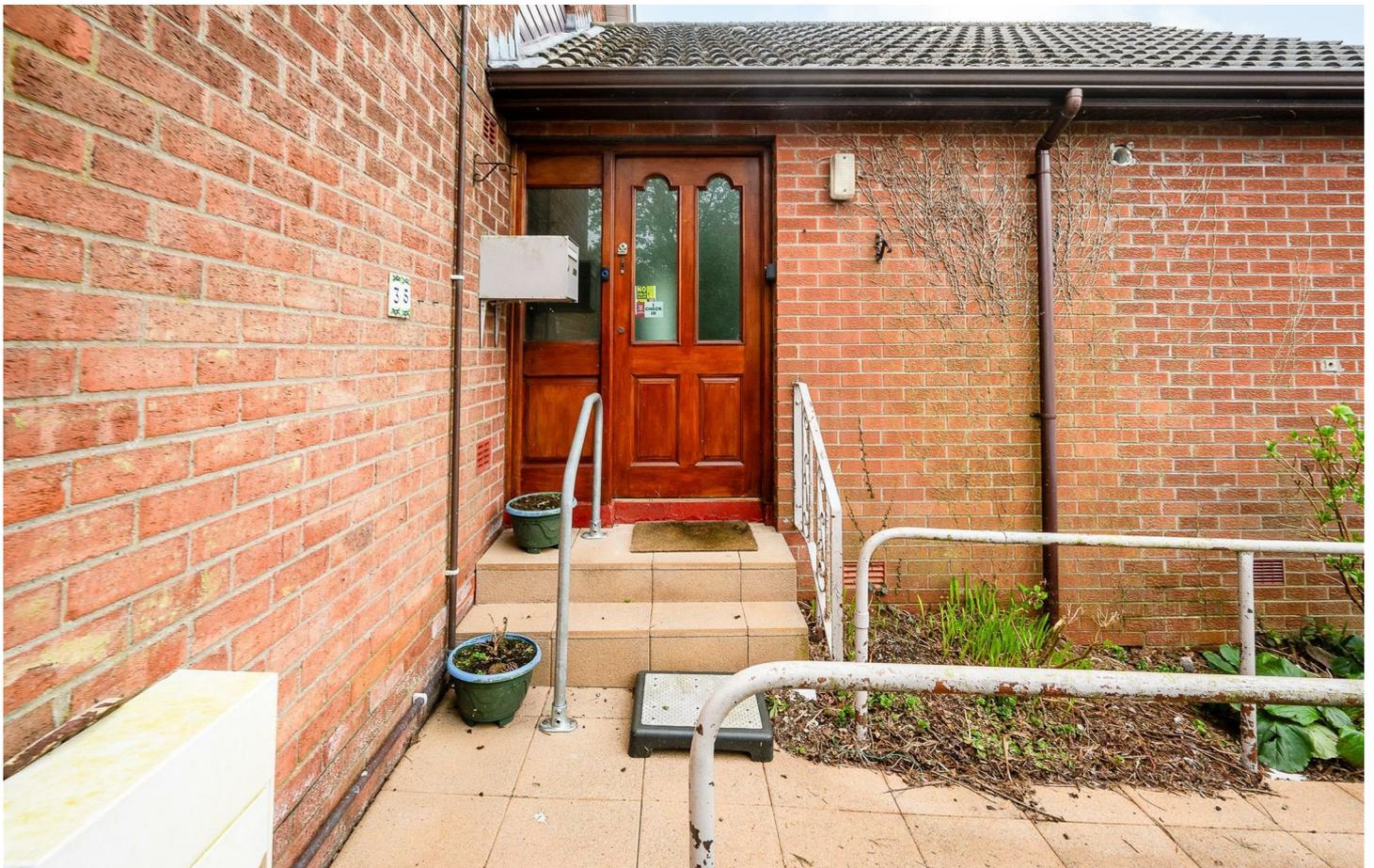
*STAIRS TO FIRST  
FLOOR  
LANDING:*

*SHOWER ROOM:*

*BEDROOM TWO /  
DRESSING ROOM  
/ BEDROOM  
THREE:  
(15'10" x 9'4")*

*BEDROOM ONE:  
(15'10" x 11'5")*

*ROOFSPACE:*



## DIRECTIONS

*Travelling along the Belvoir Road in the direction of Newtownbreda, turn right on to Belvoir Drive. Take the fifth left on to Grays Park, then the first right on to Downhill Avenue. Number 35 is located on the right hand side after the bend in the road.*



## THE LOCAL AREA



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

Scan QR code for more details and to arrange a viewing.

## OUR BRANCHES

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