



# 35 DOWNHILL AVENUE

Belfast, BT8 7EF

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*Offers around* **£159,950**



END TERRACE | 3  | 2  | 2 

We are delighted to bring to the market this deceptively spacious end-terrace property located in the ever-popular Belvoir Area of South Belfast.

## KEY FEATURES

- 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
- No Onward Chain
- Broadband Speed – Ultrafast
- Early Viewing Highly Recommended





## ROOM DETAILS

### *Ground Floor*

- 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"

### *First Floor*

- 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

### *Outside*

- Front and Side Gardens
- Enclosed Rear Garden





## 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

*South Belfast is renowned for its fabulous residential areas which make it one of the most sought-after locations to live in Northern Ireland. The beautiful tree-lined streets, tranquil parks and excellent local schools are just a few of the reasons why so many wish to call it home.*



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
92+	A	
81-91	B	
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	
NOT energy efficient – higher running costs		
	CURRENT	POTENTIAL
	62	75

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

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