

## 40 Thorndale Avenue , Belfast, BT14 6BL

**Offers Around £185,000**

Stunning Extended Refurbished Period Town Terrace Within Walking Distance Of The University And City Beyond.

Holding a prime position within walking distance of the University of Ulster and City Centre and the many amenities of the Antrim Road this stunning extended refurbished period town terrace will have immediate appeal. The spacious extended interior comprises 4 bedrooms, lounge into bay with feature fireplace, dining area with archway to the extended luxury integrated fitted kitchen with island unit, quartz worktops and velux rooflights and pvc patio style doors to the rear, utility room, downstairs wc and deluxe white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, pvc fascia, eaves, extensive use of quality newly fitted carpets, ceramic, wood laminate and exposed timber floor coverings and has benefited from an extensive programme of works in recent years to include roofing. To the rear is a private low maintenance "City" garden with raised patio. This stunning spacious period home has been refurbished to a "Show Home" standard and all within walking distance of the City Centre - Early Viewing is strongly recommended.

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



# 40 Thorndale Avenue

, Belfast, BT14 6BL



- Stunning Extended Refurbished Period Town Terrace
- Double Doors To Rear
- Gas Central Heating
- "Showhome" Finish Minutes From City Centre
- 4 Bedrooms 2 Receptions
- Utility Room Downstairs Cloakroom
- uPvc Double Glazed Windows
- Extended Luxury Kitchen
- Deluxe White Bathroom Suite Shower Room
- Low Maintenance "City" Garden

### Entrance Hall

Hardwood entrance door, ceramic tiled floor.

### Lounge

11'11" x 14'2" (3.64 x 4.32)  
Attractive marble fireplace, engineered oak floor, double panelled radiator.

Archway to:

### Dining Area

13'5" x 12'7" (4.10 x 3.84)  
Wood laminate floor, recessed lights, double panelled radiator.

Archway to:

### Kitchen

19'4" x 15'5" (5.90 x 4.71)  
Single drainer stainless steel sink unit, extensive range of high and low level units, quartz worktops, high level oven, grill and 4 ring gas hob, glass splash back, integrated

extractor fan, integrated fridge/freezer, island unit, partly tiled walls, tall larder, recessed lighting, ceramic tiled floor, recessed lighting, uPvc double glazed patio style doors.

### Utility

6'7" x 6'4" (2.03 x 1.95)  
Plumbed for washing machine, panelled radiator, wall mounted gas boiler.

### Downstairs Cloakroom

Modern white suite comprising low flush wc, pedestal wash hand basin, ceramic tiled floor, panelled radiator.

### First Floor

Landing, panelled radiator,

### Bathroom

Deluxe white suite comprising panelled bath, thermostatically controlled shower unit, telephone handset shower, vanity unit, low flush wc, partially tiled walls, panelled radiator, ceramic tiled floor.

### Shower Room

Deluxe white bathroom suite, walk in shower cubicle, electric shower, pedestal wash hand basin, panelled radiator.

### Bedroom

12'0" x 11'4" (3.66 x 3.47)  
Built in storage x 2, panelled radiator.

### Bedroom

16'9" x 12'4" (5.13 x 3.77)  
Panelled radiator, exposed timber flooring.

### Second Floor

Velux roof light.

### Bedroom

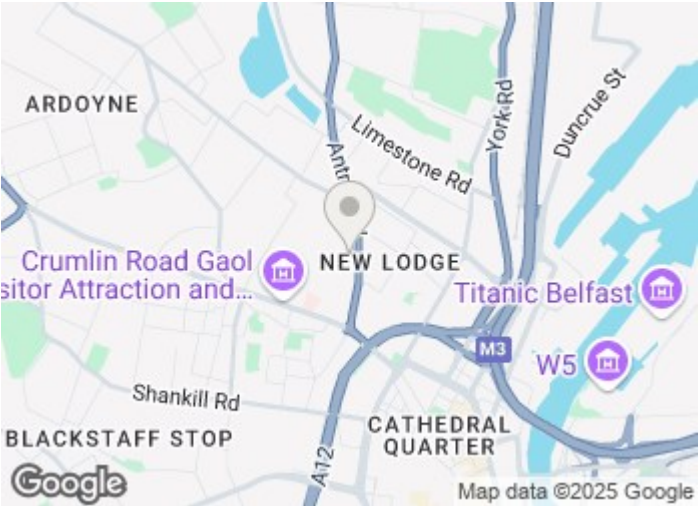
11'11" x 11'4" (3.64 x 3.47)  
Exposed timber flooring, panelled radiator

### Bedroom

16'1" x 11'4" (4.91 x 3.47)  
Exposed timber flooring, panelled radiator.

### Outside

Raised patio, enclosed rear yard, horizontal panel fencing, outside light.



### Directions



Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

