#### **CAVEHILL BRANCH**



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NETWORK STRENGTH - LOCAL KNOWLEDGE









# 205 Alexandra Park Avenue , Belfast, BT15 3GB

# Offers In The Region Of £250,000

 $A\ Most\ Impressive\ Modern\ Detached\ Red\ Brick\ Family\ Home\ Set\ Within\ This\ Highly\ Regarded\ Residential\ Location.$ 

A modern constructed detached family home holding a superb private site with southerly aspect fronting onto Alexandra Park Avenue a highly regarded and sought after residential location. The spacious interior comprises 4 bedrooms, spacious lounge with French doors to garden, fitted luxury kitchen incorporating built-in oven and gas hob with dining area off and classic white bathroom suite. The dwelling further benefits from uPvc double glazed windows, spacious principal bedroom with en-suite shower room, downstairs furnished cloakroom, walk-in storage cupboard, gas central heating, extensive use of wood laminate and porcelain floor coverings and built-in slider robes to all bedrooms. A most convenient location, private gardens and excellent off street car parking add the finishing touches to this superb family home which will have immediate appeal - Early Viewing is highly recommended

		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	74
(55-68)			
(39-54)			
(21-38)	3		
(1-20)	G		
Not energy efficient - higher running costs			

## 205 Alexandra Park Avenue

### , Belfast, BT15 3GB











- Most Impressive Modern Built **Detached Family Home**
- Downstairs Furnished Cloakroom
- Upvc Double Glazed Windows
- · Highly Regarded Location
- · 4 Bedrooms, 1+ Reception Rooms · Fitted Luxury Kitchen
- · En-Suite Shower Room
- · Gas Fired Central Heating
- · Classic White Bathroom
- Excellent Off Street Parking

#### **Entrance Hall**

Composite entrance door, porcelain tiled 18'2" x 12'8" (5.56 x 3.87) floor, walk-in cloakroom.

#### **Furnished Cloakroom**

White suite comprising vanity unit, low First Floor flush wc, partly tiled walls, porcelain tiled Landing floor.

#### Kitchen/ Dining

18'8" x 7'7" (5.70 x 2.32)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and gas hob, stainless steel canopy extractor fan, plumbed for washing machine, tumble dryer space, peninsula unit, fridge/freezer space, porcelain tiled floor.

#### **Dining Area**

Panelled radiator. Double doors to Lounge.

### Lounge

Attractive fireplace, wood laminate floor, hand basin, low flush wc, panelled upvc double glazed patio door.

#### **Bedroom**

9'10" x 8'10" (3.02 x 2.71) Mirror slider robes, panelled radiator.

#### **Bedroom**

14'9" x 10'11" (4.51 x 3.35)

Wood laminate floor, slider robes, panelled radiator.

#### **Bedroom**

14'9" x 10'5" (4.52 x 3.18)

panelled radiator.

#### **Bathroom**

White suite comprising panelled bath,

shower screen, thermostatically controlled shower unit, pedestal wash radiator, porcelain tiled floor.

#### **Second Floor**

landing

#### **Bedroom**

25'9" x 18'2" (7.85 x 5.56)

Built-in mirror slider robes, twin velux rooflights, 2 panelled radiators.

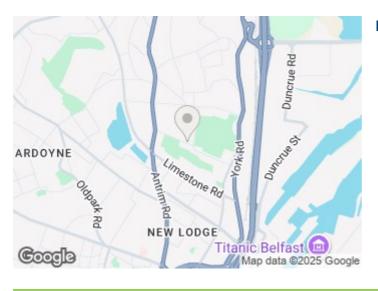
#### **En-suite Shower Room**

White suite comprising shower cubicle, pedestal wash hand basin, low flush wc, velux rooflight, partly tiled walls.

#### **Outside**

Wood laminate floor, built-in slider robes, Gardens front in hard landscaping, ample carparking, rear garden in lawn and patio area.

Driveway.



#### **Directions**











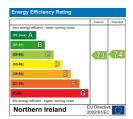


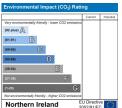




#### **Floor Plan**

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.





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