



36 Mill Avenue , Belfast, BT14 8EL

Offers Around £124,950

A Modern Constructed Terrace Holding A Prime Position In This Most Popular Ligoniel Location.

Holding a prime position with a delightful open aspect in this most popular Ligoniel location this modern constructed terrace will have immediate appeal. The well proportioned interior comprises 3 bedrooms, lounge, spacious fitted kitchen with dining area and classic white bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, gas fired central heating, pvc fascia and eaves, replacement rainwater goods, downstairs furnished cloakroom and has been maintained to a good standard over the years but now requires cosmetic improvements to maximise the spacious accommodation on offer. A delightful open aspect to the front with ample car parking combines with private hard landscaped gardens to rear creating an opportunity not to be missed for young and old alike.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
		76	83
Northern Ireland		EU Directive 2002/91/EC	

36 Mill Avenue

, Belfast, BT14 8EL



- Modern Constructed Town Terrace · 3 Bedrooms Lounge
- Furnished Cloakroom
- Gas Central Heating
- Most Popular Ligoniel location
- Classic White Bathroom Suite
- Driveway Parking
- Fitted Kitchen With Dining
- Upvc Double Glazed Windows
- Hard Landscaped Gardens

Entrance Hall

Upvc entrance door, double panelled radiator.

Lounge Into Bay

13'7" x 11'7" into bay (4.16 x 3.54 into bay)

Attractive fireplace, panelled radiator.

Kitchen

17'5" x 12'9" (5.33 x 3.89)

Stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and 5 ring gas hob, american fridge space, understairs storage, partially tiled walls, double panelled radiator.

Rear Lobby

Upvc door to rear.

Furnished Cloakroom

Pedestal wash hand basin, low flush wc, partly tiled walls.

First Floor

Landing, access to roofspace, built-in storage, wall mounted gas boiler.

Bathroom

Classic white bathroom suite comprising walk-in shower, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator.

Bedroom

7'2" x 8'5" (2.19 x 2.57)

Panelled radiator.

Bedroom

10'9" x 9'10" (3.29 x 3.01)

Built-in storage, panelled radiator.

Bedroom

12'0" x 9'11" (3.67 x 3.03)

Built-in storage, panelled radiator.

Outside

Driveway parking. Hard landscaped gardens front and rear, outside light and power.

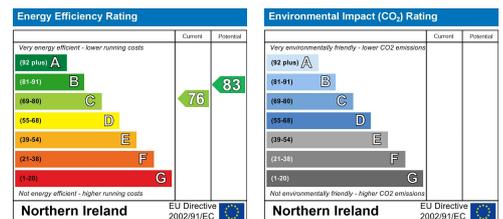


Directions



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

FORETSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000



John McLarnon trading under licence as Ulster Property Sales (Cavehill)
@Ulster Property Sales is a Registered Trademark