



121 Twaddell Avenue , Belfast, BT13 3LG

Offers Over £119,950

Superb Semi Detached Villa Holding A Large Site Within This Highly Desirable Location Just A Short Commute To The City.

A superb semi detached villa offering spacious and flexible accommodation ideally suited to the demanding lifestyle of the first time buyer, downsizer or investor alike. The extended accommodation comprises 3 bedrooms, lounge, fitted kitchen and white bathroom suite. The property further benefits from uPvc double glazed windows, gas central heating, Pvc fascia and eaves, replacement rain water goods and utility area. Well presented hard landscaped gardens front, side and rear with driveway parking for 2 cars combines with low outgoings and a most convenient location makes this an opportunity not to be missed - Early Viewing is highly recommended.

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			
Northern Ireland		EU Directive 2002/91/EC	

121 Twaddell Avenue

, Belfast, BT13 3LG



- Superb Semi Detached Villa
- White Bathroom Suite
- Upvc Double Glazed Windows
- Off Street Carparking
- Lounge
- Utility Area
- Pvc Fascia And Eaves
- Fitted Kitchen
- Gas Central Heating
- Hard Landscaped Gardens

Entrance Porch

Upvc double glazed entrance door.

Lounge

14'8" x 11'5" (4.48 x 3.48)

Wood laminate floor, double panelled radiator.

Kitchen

8'2" x 9'3" (2.51 x 2.84)

White single drainer sink unit, range of high and low level units, formica worktops, cooker space, integrated extractor fan, under fridge space, partly tiled walls, 1/2 panelled walls, double panelled radiator, dado rail.

Rear Lobby

Hardwood rear door.

Bathroom

White bathroom suite comprising shower cubicle, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, featured radiator, partly tiled walls, partly pvc panelled walls, ceramic tiled floor.

Utility Area

8'11" x 5'7" (2.72 x 1.72)

High level units, plumbed for washing machine, formica worktop, fridge/freezer space, panelled radiator.

First Floor

Landing

Bedroom

11'8" x 9'4" (3.56 x 2.85)

Wood laminate floor, picture rail, concealed gas boiler.

Bedroom

11'9" x 7'10" (3.59 x 2.41)

Picture rail, panelled radiator.

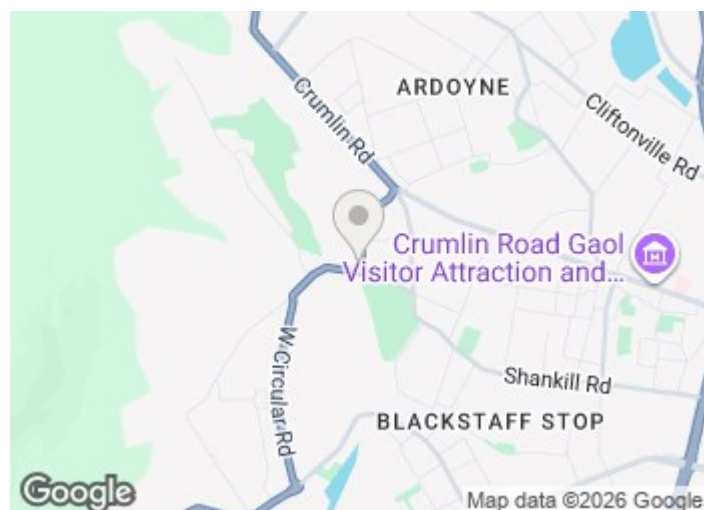
Bedroom

8'2" x 6'6" (2.51 x 2.00)

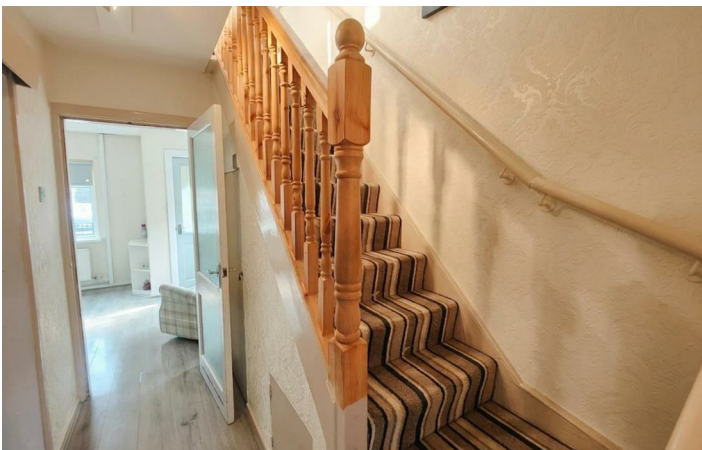
Wood laminate floor, panelled radiator.

Outside

Hard landscaped gardens front, side and rear with shrubs and mature hedging, garden shed, tarmac driveway with off street ample carparking.



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.



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