



Undoubtedly in one of East Belfast's most sought after residential locations this attractive mid-terrace property is located close to Belmont and Ballyhackmore villages, therefore within easy walking distance to a vast array of shops, cafes, restaurants and parks.

Beautifully presented throughout, the accommodation in brief comprises of living/dining room and separate kitchen on the ground floor. On the first floor there are two bedrooms and a spacious bathroom, with two additional bedrooms on the second floor.

An ideal home for first time buyers or investors, therefore early viewing is strongly recommended.

Offers Over
£235,000

30 Belmont Avenue,
Belfast,
BT4 3DD

Viewing by
appointment with
& through agent
028 9065 0000

- Beautifully presented three storey mid terrace
- Lounge, open plan to dining area with feature fireplace
- Modern kitchen with range of built in appliances
- Four bedrooms over first and second floors
- First floor bathroom with separate shower cubicle
- Gas central heating/uPVC double glazing
- Gated front forecourt/Rear courtyard
- A short stroll from independent shops, cafes and leading local schools
- Perfect for first time buyers and investors



The Property Comprises:

Ground Floor

Glazed front door to:

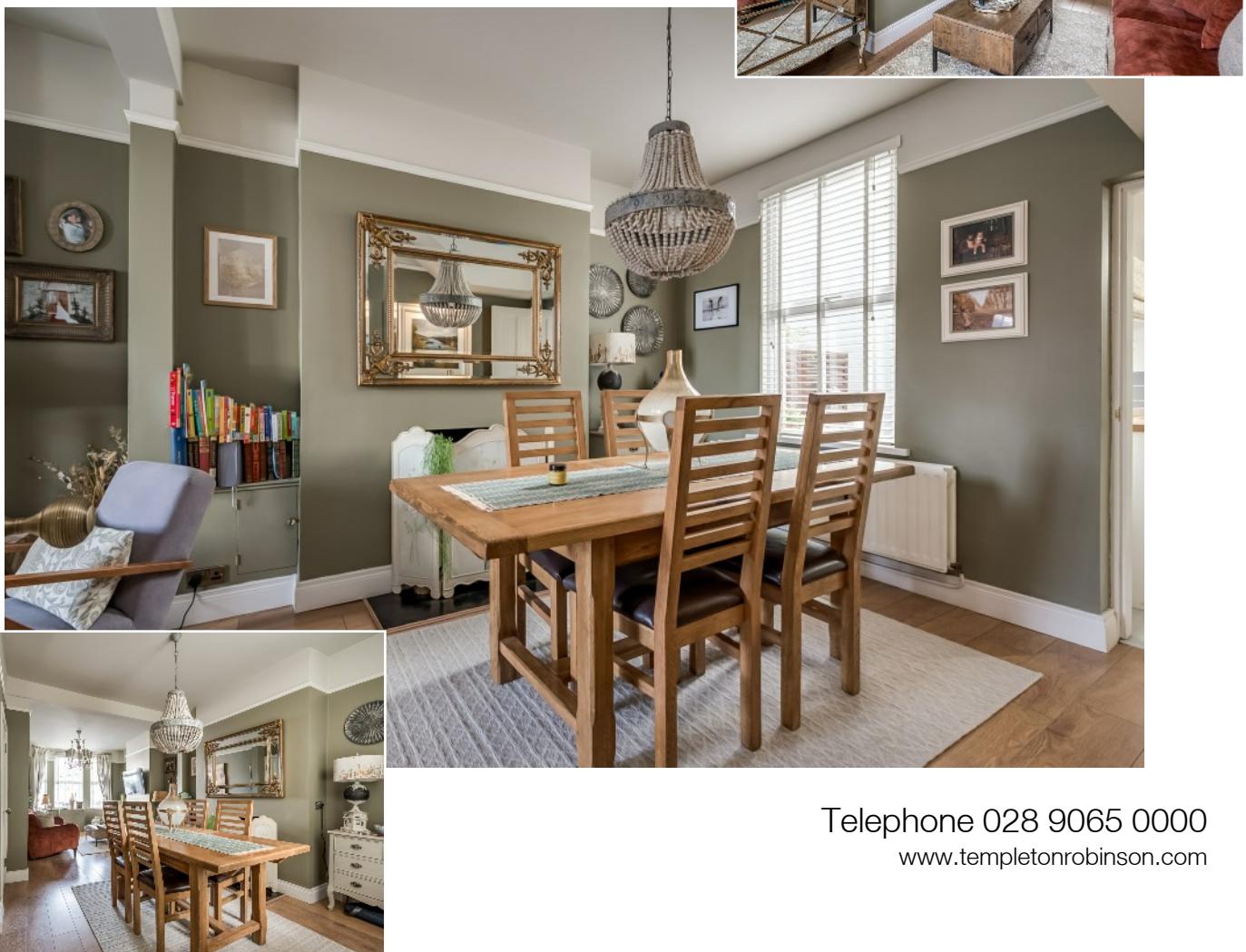
ENTRANCE HALL: Tiled floor, cornice ceiling.



LOUNGE: 24' 9" x 10' 8" (7.54m x 3.25m) Laminate wood effect floor, open plan to:



DINING AREA: Feature fireplace with slate hearth, picture rail, laminate wood effect floor.



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KITCHEN: 14' 5" x 6' 9" (4.39m x 2.06m) Modern fitted kitchen with range of high and low level units, single drainer one and a half bowl sink unit, integrated washing machine, integrated dishwasher, integrated fridge and freezer, induction hob, electric underbench oven, stainless steel extractor hood, part tiled walls, tiled floor, glazed uPVC door to rear. Under stairs storage cupboard.



First Floor Return



BATHROOM: White suite comprising panelled bath, shower cubicle with electric shower, wash hand basin, low flush wc, fully tiled walls, storage cupboard with gas boiler.



First Floor

BEDROOM (1): 14' 7" x 11' 3" (4.44m x 3.43m) Cornice ceiling, feature fireplace.



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BEDROOM (2): 10' 10" x 8' 8" (3.3m x 2.64m) Feature cast iron fireplace, laminate wood effect floor, feature wood panelling.



Second Floor

Storage cupboard.

BEDROOM (3): 14' 7" x 11' 4" (4.44m x 3.45m)



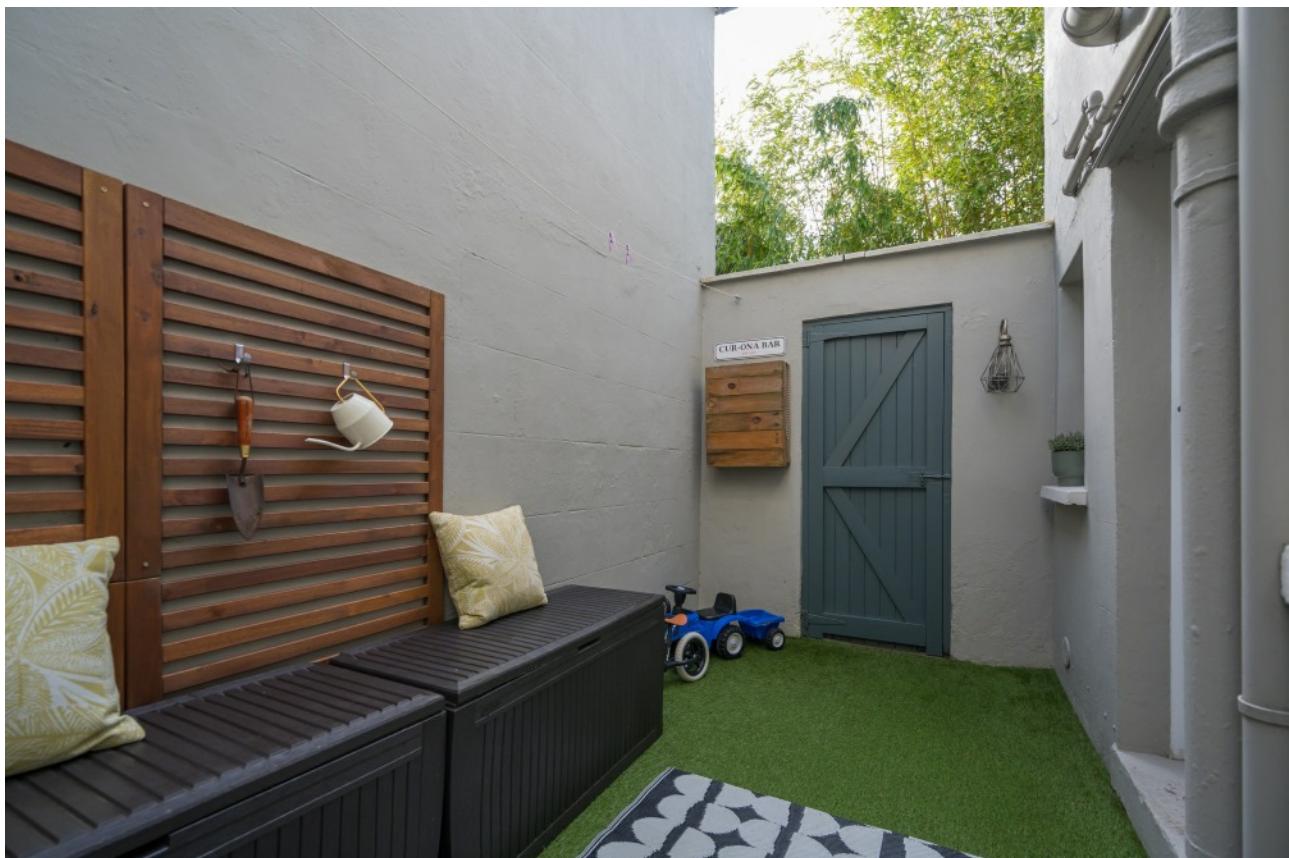
BEDROOM (4): 10' 9" x 9' 0" (3.28m x 2.74m) Velux window.



Outside

FRONT: Gated forecourt.

REAR: Enclosed rear yard with gate to rear alleyway.



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Location:

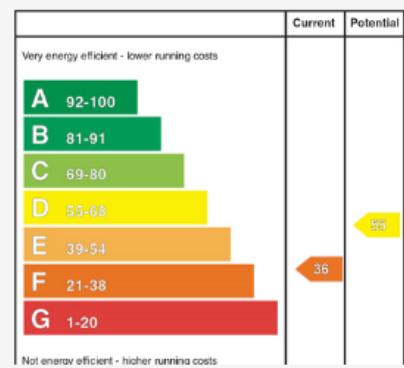
Heading out of Belfast on the Belmont Road, at end of shops turn right onto Dundela Ave and immediately left onto Belmont Avenue.



Sizes And Dimensions Are Approximate. Actual May Vary.

Energy Rating

Epc Type: Domestic
Current: F36
Potential: D55
EPC Landmark Code: 9461-0324-7190-2080-7972
[Epc Certificate](#)



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