



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.

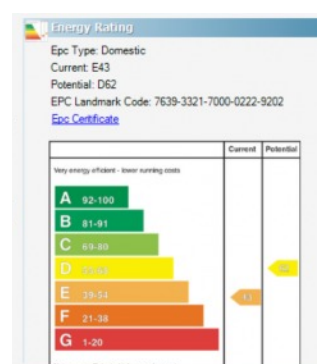
Beautifully presented throughout, the accommodation in brief comprises of living/dining room and separate kitchen on the ground floor. On the first floor there are two bedrooms and a spacious contemporary bathroom, with two additional bedrooms on the second floor.

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

Offers Over
£235,000

70 Belmont Avenue,
Belmont,
BELFAST, BT4 3DE

Viewing by
appointment with
& through agent
028 9065 0000



- Beautifully presented and modernised mid terrace home
- Lounge open plan to casual dining area
- Fitted kitchen with range of built in appliances
- Four well proportioned bedrooms
- Family bathroom with separate shower cubicle
- Gas central heating/uPVC Double glazing
- Enclosed front forecourt/Enclosed rear courtyard
- A short stroll to Belmont village and its array of independent shops and restaurants



The Property Comprises:

Ground Floor

uPVC glazed front door to:

ENTRANCE HALL: Tiled floor, low voltage spotlights.



LOUNGE: 15' 1" x 10' 8" (4.60m x 3.26m) Feature fireplace with tiled hearth, parquet style flooring. Feature wood panelled walls and built-in shelving, low voltage spotlights. Open plan to:



DINING AREA: 11' 11" x 9' 5" (3.63m x 2.87m) Parquet style flooring, low voltage spotlights, under stairs storage cupboard, feature wood panelling.



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KITCHEN: 14' 0" x 7' 4" (4.27m x 2.24m) Modern fitted kitchen with range of high and low level units, four ring induction hob, extractor hood, electric underbench oven, integrated washer/dryer, ceramic sink and drainer, part tiled walls, tiled floor, integrated dishwasher, low voltage spotlights. Glazed uPVC door to rear.



First Floor

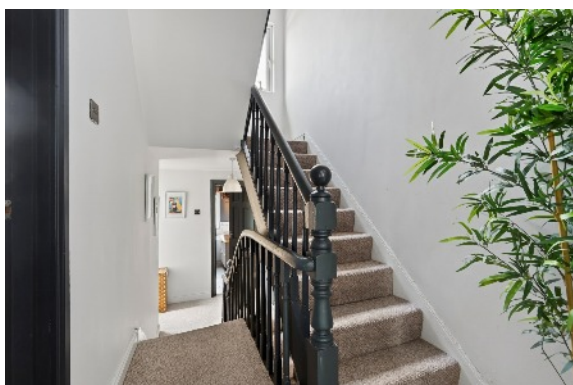
BATHROOM: Contemporary white suite comprising free-standing bath with mixer tap, fully tiled shower cubicle with telephone hand shower and rain shower head, low flush wc, vanity sink unit, part tiled walls, tiled floor. Storage cupboard with gas boiler, low voltage spotlights, extractor fan, heated towel rail.



BEDROOM (1): 14' 11" x 11' 1" (4.55m x 3.38m) Feature wood panelling, laminate wood effect floor, low voltage spotlights.



BEDROOM (2): 11' 1" x 8' 11" (3.38m x 2.72m) Low voltage spotlights.



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Second Floor

BEDROOM (3): 11' 1" x 8' 11" (3.38m x 2.72m)



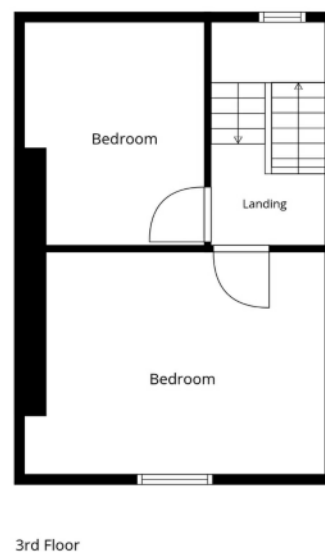
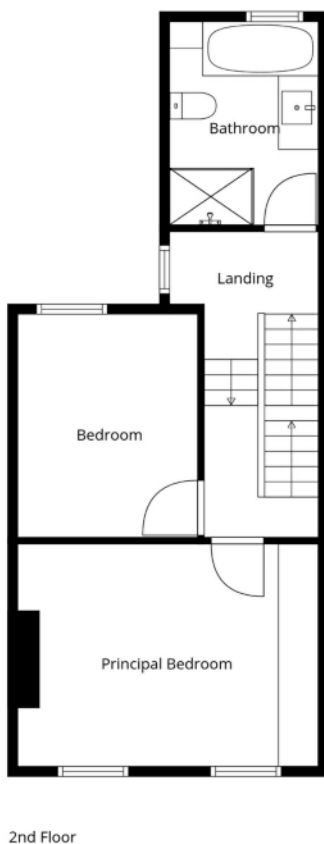
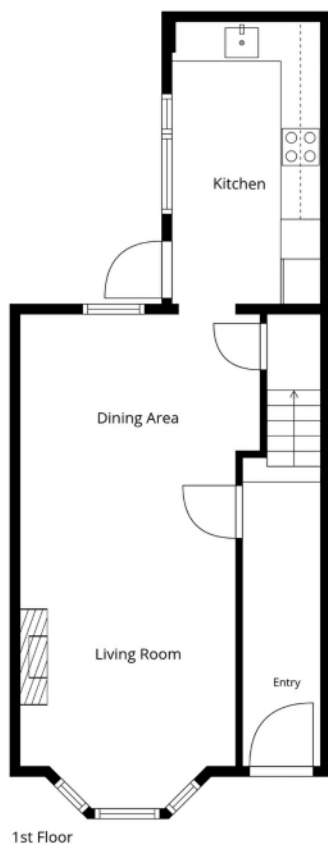
BEDROOM (4): 14' 11" x 11' 1" (4.55m x 3.38m) Velux window.



Outside

FRONT: Enclosed forecourt.

REAR: South facing rear yard, outside tap and light.



Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Located just off the Belmont Road.

Belfast Branches

Lisburn Road - 028 90 66 3030

Ballyhackamore - 028 90 65 0000

Other Branches _____

North Down - 028 90 42 4747

Lisburn - 028 92 66 1700

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