



Having been the subject of a renovation project in recent years, this stunning semi-detached family home leaves very little for anyone to do, bar move in.

Set on a tree-lined avenue in this popular residential location just minutes from Belmont and Ballyhackamore Villages, local parks, schools and other amenities are all within close proximity.

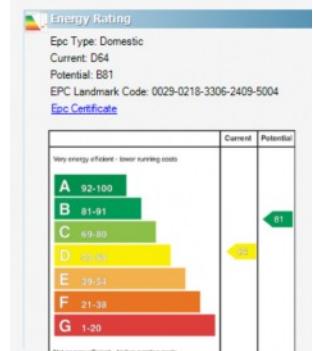
Retaining many original features, along with the modern aspect this home gives you the feel of warm and character from the second you enter the hallway with its high ceilings and cornicing throughout.

Of particular note, is the fantastic, modern kitchen which is open plan to a living and dining space along with bi-folding doors to the rear. Perfect for modern day living and entertaining.

Offers Over  
£425,000

4 Martinez Avenue,  
BELFAST,  
BT5 5LX

Viewing by  
appointment with  
& through agent  
028 9065 0000





- Impressive, modern semi-detached home
- Beautiful tree-lined residential location
- Four double bedrooms over two floors
- Living room with bay window and multi-fuel stove
- Additional living area multi-fuel stove, open to:
- Dining with bi-fold doors to rear, open to:
- Modern fitted kitchen with appliances, walk through doors to:
- Utility room and downstairs W.C.
- Luxury family bathroom suite
- Additional shower room
- Office space on top floor
- Enclosed rear garden with sitting areas
- Gas Fired Central Heating / Double glazing throughout
- Driveway parking
- Short stroll to Ballyhackamore & Belmont Villages
- Park, schools and transport links all on your doorstep

The Property Comprises:

Ground Floor

Wooden front door to . . .

ENTRANCE HALL: Tiled flooring. Cornice ceiling, corbels. Cloaks area.



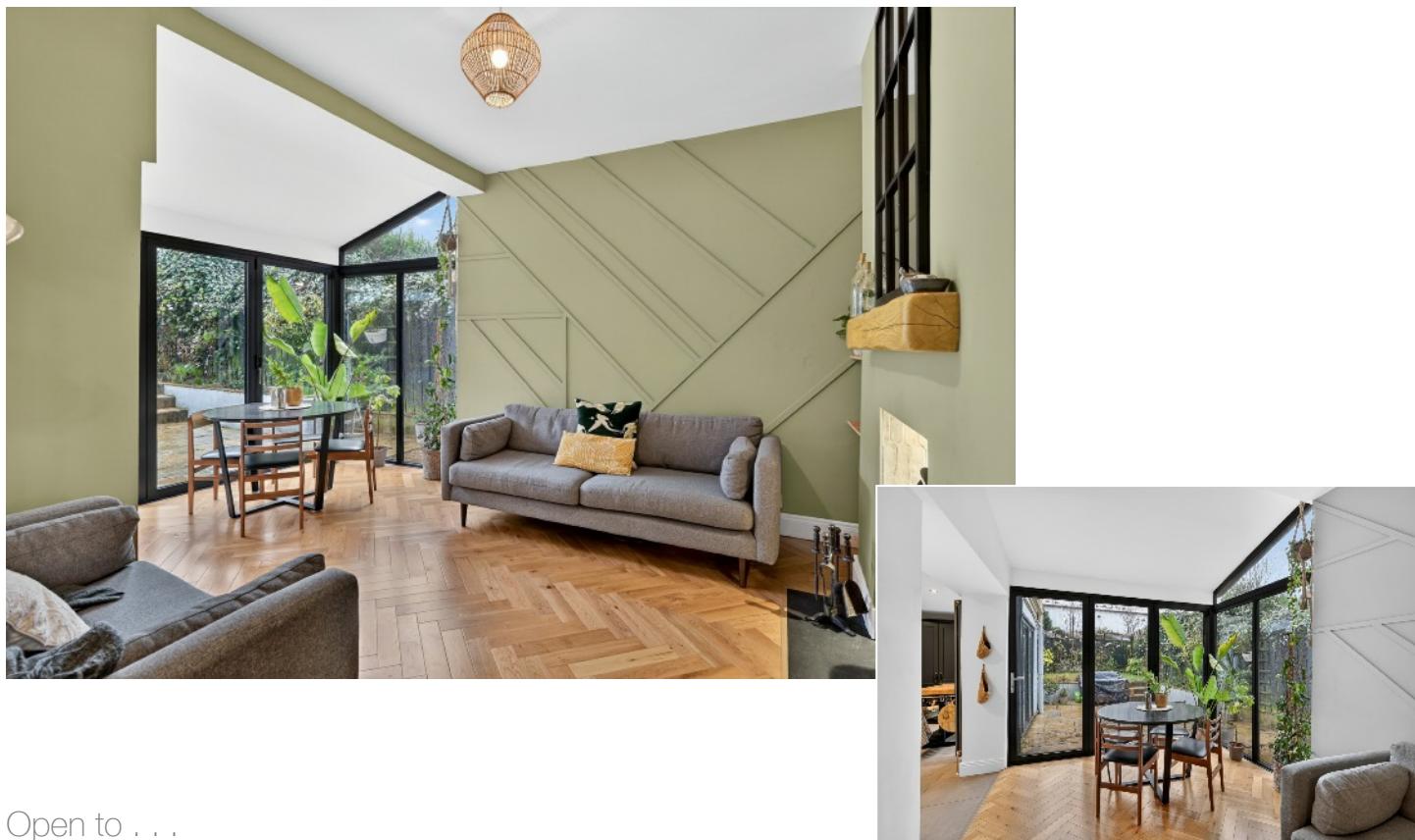
LIVING ROOM: 16' 4" x 12' 9" (4.97m x 3.89m) (into bay window). Wooden parquet flooring. Cornice ceiling, ceiling rose. Feature fireplace with multi-fuel stove, tiled inset and wooden surround.



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FAMILY / DINING ROOM: 16' 11" x 12' 9" (5.15m x 3.89m) Wooden parquet flooring. Multi-fuel burning stove with tiled inset and floating mantle. Bi-fold doors. Floor to ceiling windows.



Open to . . .

KITCHEN: 17' 5" x 10' 0" (5.30m x 3.05m) Modern range of high and low level units. Solid granite worktops. Belfast style ceramic sink with mixer tap and splashback. Feature glazed cabinets. Integrated fridge freezer and dishwasher. Pantry cupboard. Integrated oven and microwave. Five ring induction hob. Feature vertical radiators. Tiled flooring. Spotlights. Glazed door to rear.



UTILITY ROOM: 9' 4" x 5' 7" (2.84m x 1.7m) Plumbed for washing machine. Shelving. Storage unit.

DOWNSTAIRS W.C.: Dual flush wc. Floating wash hand basin with mixer tap.

First Floor

LANDING: Cornice ceiling.



PRINCIPAL BEDROOM: 16' 4" x 12' 9" (4.97m x 3.89m) (into bay window). Triple aspect. Cornice ceiling. Feature fireplace.

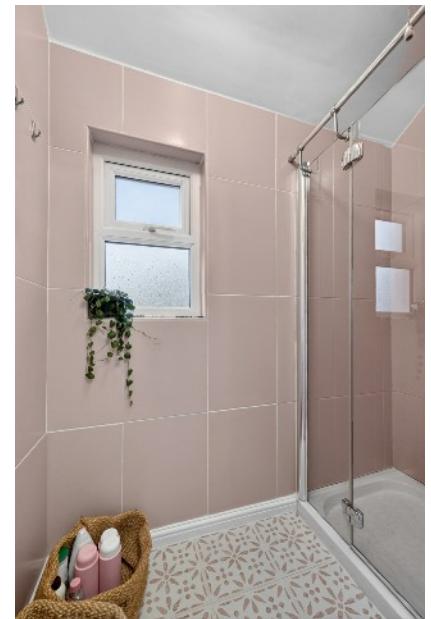


BEDROOM (2): 12' 9" x 10' 7" (3.89m x 3.22m) Cornice ceiling.



BATHROOM: Low flush wc. Jack and Jill sinks with mixer taps. Wall-mounted mirror. Claw foot bath with mixer tap. Feature fireplace.

ADDITIONAL SHOWER ROOM: Double shower cubicle with thermostatic shower. Towel rail. Fully tiled walls, tiled floor.



## Second Floor

LANDING: Office space with glazed double doors.



BEDROOM (3): 13' 5" x 12' 9" (4.08m x 3.89m) Exposed and treated floorboards.



BEDROOM (4): 12' 9" x 10' 7" (3.89m x 3.22m)



FRONT: Driveway parking. Wooden double gates.

REAR: Enclosed rear garden laid in lawn. Additional patio area. Mature surrounding shrubbery. Flower beds. Outside light and tap.

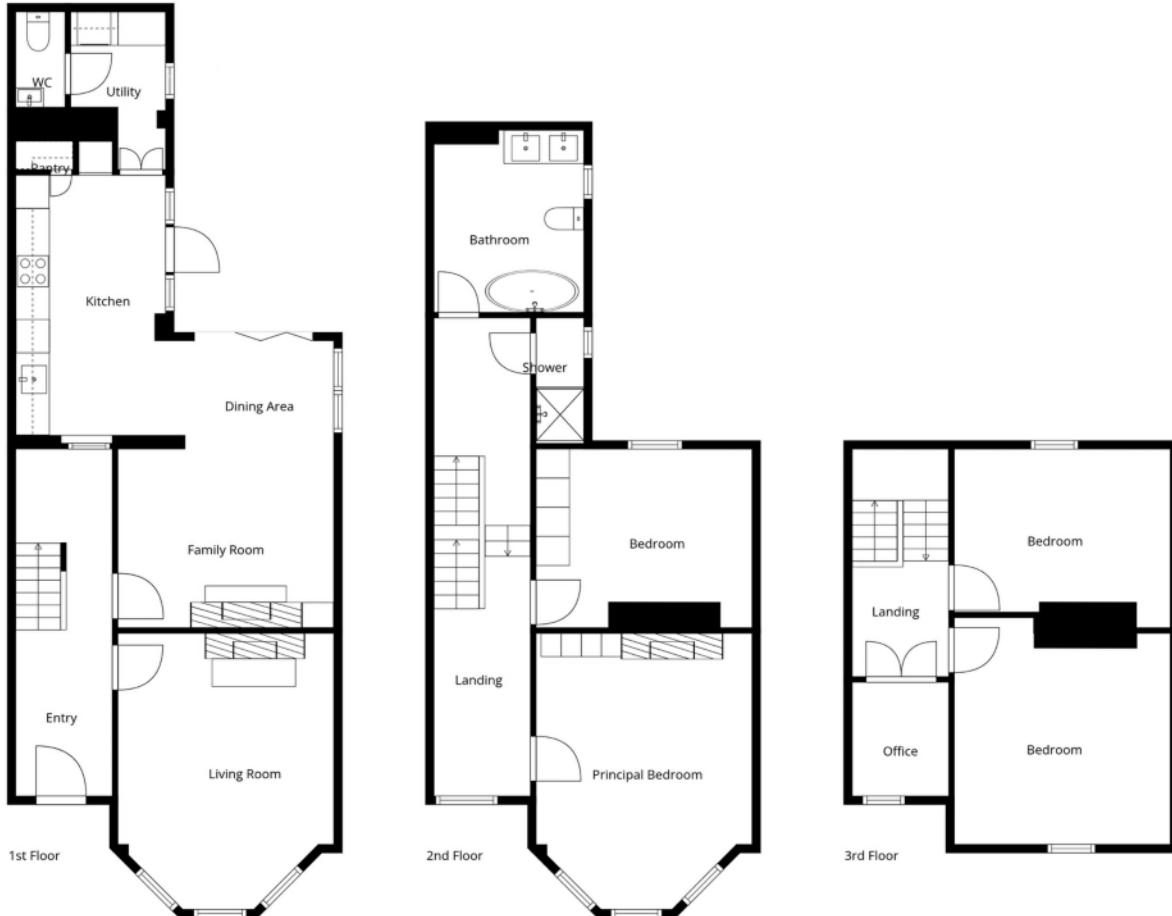


Location:

Turn right on leaving Templeton Robinson in Ballyhackamore heading towards City Centre on Upper Newtownards Road. Turn left at traffic lights into North Road. Martinez Avenue is third on the right.



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Sizes And Dimensions Are Approximate. Actual May Vary.

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