



Beautifully presented throughout, this bright and airy semi therefore requires the purchaser to do little but move in.

Modernised by the current owner occupiers, the well-appointed kitchen is now open plan to a casual dining area. This in turn leads out to a private, west-facing rear garden.

All three bedrooms are well-proportioned and a delightful, contemporary bathroom completes the accommodation on the first floor.

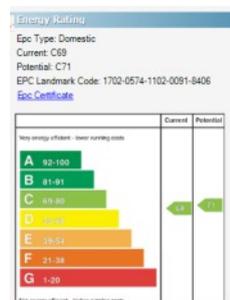
A short stroll to both Belmont and Ballyhackamore, the highly regarded location is also perfect for availing of excellent schooling for all ages.

It is only upon internal inspection that one can appreciate all this lovely home has to offer.

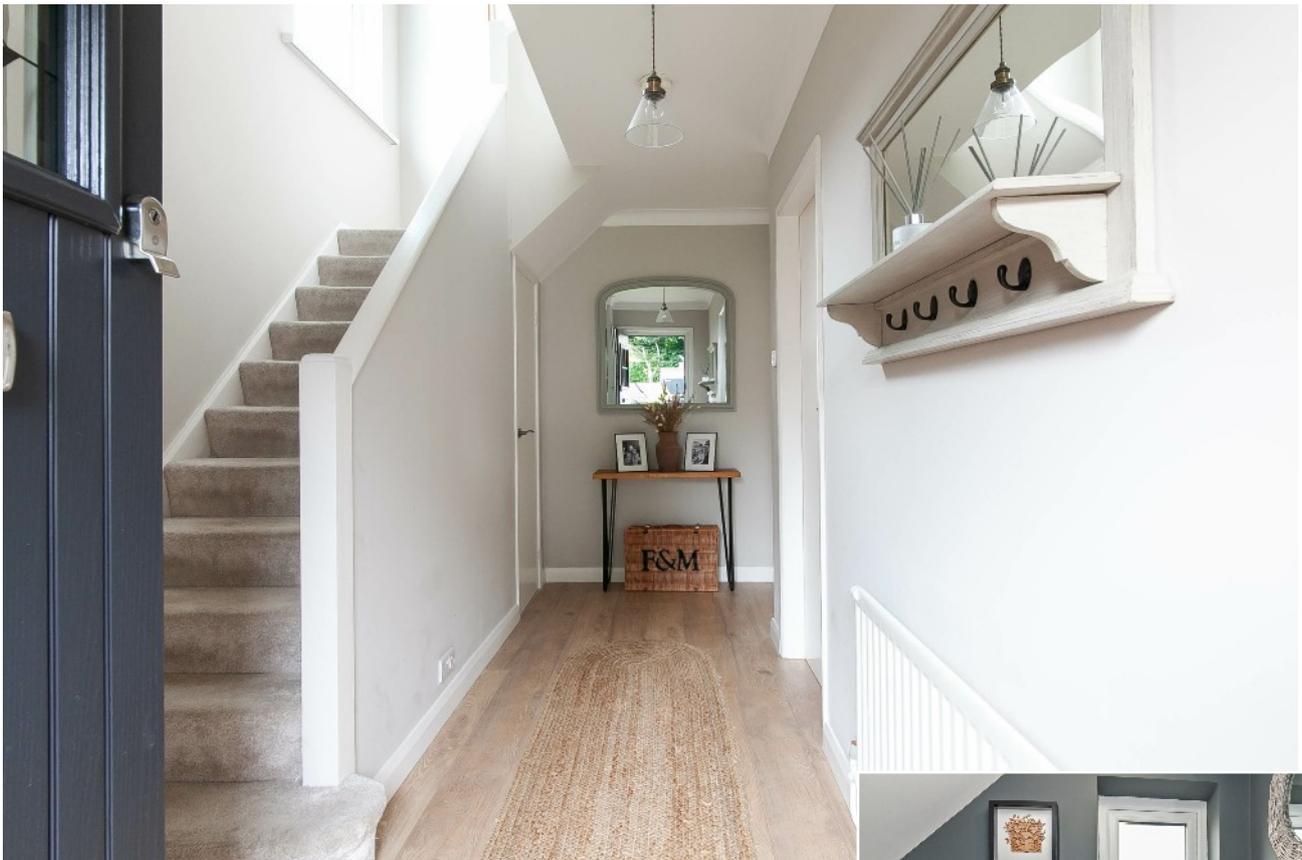
**Offers Over  
£335,000**

16 Norwood Avenue,  
Belmont,  
BELFAST, BT4 2EE

Viewing by  
appointment with  
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- Attractive semi-detached villa with stylish interior
- Three well-proportioned bedrooms
- Living room with bay window and wood-burning stove
- Modern kitchen with range of appliances
- Open plan to dining area with French doors to garden
- Spacious bathroom with contemporary white suite
- Additional downstairs wc
- Detached garage
- Driveway with off-street parking
- Well-tended front and west-facing rear gardens
- Natural gas central heating
- Double glazed throughout
- Close to excellent local schools, amenities and parks



The Property Comprises:

#### Ground Floor

COVERED ENTRANCE PORCH: Composite front door with glazed inset.

RECEPTION HALL: Cloaks cupboard with Worcester Bosch gas boiler.

CLOAKROOM: Low flush wc, wash hand basin with tiled splashback and storage underneath, ceramic tiled floor.

LIVING ROOM: 14' 6" x 11' 11" (4.42m x 3.64m) (at widest points and into bay). Cast-iron "Heta" wood-burning stove on slate hearth, timber mantle. Built-in cupboards and display shelving. Cornice ceiling.



DINING ROOM: 12' 2" x 11' 1" (3.72m x 3.37m) (at widest points). Built-in cupboard. French doors to garden. Open plan to:



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KITCHEN: 8' 8" x 7' 10" (2.63m x 2.4m) Modern range of high and low level units with Quartz work surfaces with underhung old-Belfast style sink unit with mixer tap. Integrated Candy four ring hob and matching underbench oven. Plumbed for washing machine. Integrated dishwasher, fridge, freezer, display shelving.



## First Floor

BATHROOM: White suite comprising free-standing bath with telephone hand shower, additional corner shower cubicle with "rain" head and additional telephone hand shower. Low flush wc, wash hand basin with storage underneath. Chrome heated towel rail, ceramic tiled floor. Access to roofspace.



BEDROOM (1): 14' 6" x 11' 10" (4.41m x 3.6m) (at widest points and into bay). Built-in robe with overhead storage.



BEDROOM (2): 12' 2" x 10' 10" (3.72m x 3.31m) (into) Wall-to-wall range of built-in robes. Picture rail.



BEDROOM (3): 9' 3" x 7' 8" (2.81m x 2.33m) Picture rail.

LANDING: Cornice ceiling.



Outside

FRONT GARDEN: Lawn with border beds, well-stocked with plants, trees and flowering shrubs.

Double entrance gates. Driveway with off-street parking for several vehicles leading to:

DETACHED GARAGE: 20' 6" x 9' 3" (6.24m x 2.81m) Up and over door, power and light. Rear door to garden.

Gate from driveway to:

REAR GARDEN: Fully enclosed and west facing. Lawn with variety of plants, trees and flowering shrubs. Sitting areas. Greenhouse, outside lights and tap.

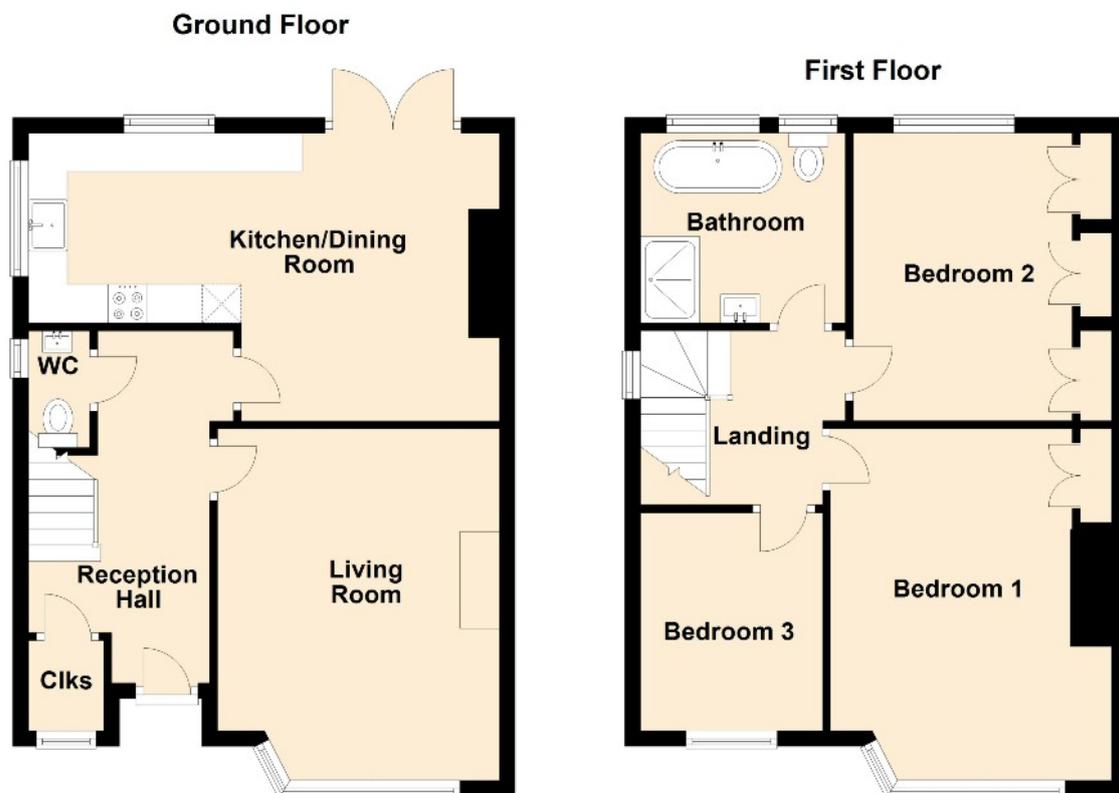




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## Location:

From the Belmont Road travelling out of Belfast, turn left onto Clonallon Gardens and then take the second right onto Sydenham Avenue. Norwood Avenue is the second street on the left and number 16 is located on the left hand side.



**16 Norwood Avenue, Belfast**

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