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Attention all first-time buyers, young professionals, and investors alike... This well-appointed mid terrace property is conveniently located between Holywood Road and Connsbrook Avenue.

Arranged over 3 floors, the layout comprises hallway, lounge through to dining room, separate kitchen, 2 bedrooms, main bathroom plus fixed staircase to floored attic. The property is further enhanced by oil fired central heating and is uPVC double glazed. Complemented by an enclosed, low maintenance rear yard. An ideal location for commuters, Sydenham railway halt offers ease of access to Bangor, Belfast and several stops along the way. Also within proximity are Belfast City Centre, City Airport plus a variety of shops and eateries at Belmont and Ballyhackamore plus walking routes along Connswater Community Greenway. Properties within this locality have proven to be very popular – Early viewing is highly recommended to avoid disappointment.

**Offers Over  
£149,950**

4 Shaw Street,  
BELFAST,  
BT4 1PT

Viewing by  
appointment with  
& through agent  
028 9042 4747



4 Shaw Street,  
**4 Shaw Street,**  
**BELFAST,**

- Attention all first-time buyers, young professionals, and investors alike
- Conveniently located between Hollywood Road and Connsbrook Avenue
- Bright, spacious & well-appointed 3 storey mid terrace
- Hallway
- Lounge through to Dining Room
- Separate Kitchen
- Two well-proportioned bedrooms
- Fixed staircase to floored attic
- Modern bathroom with 4 piece suite
- Oil fired central heating
- uPVC frame double glazed
- External yard to rear
- Belmont, Ballyhackamore & Belfast City Centre all within proximity
- Walking routes at Victoria Park & Connsbrook Community Greenway
- Sydenham railway halt offers ease of access to Bangor, Belfast and several stops along the way

• Early viewing is highly recommended  
Location:

Travelling out of Belfast along the B505 Hollywood Road, turn left at the Belmont Road junction onto Pims Avenue. Shaw Street is third on the right.

The Property Comprises:

Upvc double glazed front door to...

Ground Floor

HALLWAY:

LOUNGE/DINING ROOM: 9' 10" x 22' 8" (3m x 6.9m) Into bay window. Oak effect laminate wooden floor. Store cupboard downstairs.

KITCHEN: 13' 9" x 7' 10" (4.2m x 2.4m) Modern fitted kitchen with range of high and low level units, stainless steel sink with drainer and mixer tap, Hotpoint cooker with electric oven and 4 ring hob, Gorenje washing machine, fridge freezer, laminate worktop, tiled splash back, vinyl flooring, hardwood door to exterior.

First Floor Return

BATHROOM: 4 piece white bathroom suite comprising panelled bath with centre mixer tap and hand held shower head unit, fully tiled built in shower cubicle with Mira sport electric shower unit, wash hand basin with mixer tap, ceramic tiled floor, heated towel rail, extractor fan, low voltage spotlights, window.

First Floor

BEDROOM (1): 13' 9" x 9' 10" (4.2m x 3.0m)

BEDROOM (2): 9' 10" x 9' 2" (3.0m x 2.8m) Hotpress- Lagged copper cylinder with immersion.

Second Floor

Fixed staircase to floored attic 10' 10" x 9' 10" (3.3m x 3.0m)

Views across Belfast.

Outside

FRONT: Paved area to front.

REAR: Enclosed rear yard.

