

## Outside

Enclosed rear yard, store with oil fired boiler, oil tank.

TEMPLETON  
ROBINSON

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North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
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Situated within easy reach of the ever popular Ballyhackamore and Belmont, no.12 Cheviot Avenue presents an excellent opportunity for both first time buyers and investors alike to make a secure investment in an area of consistent demand.

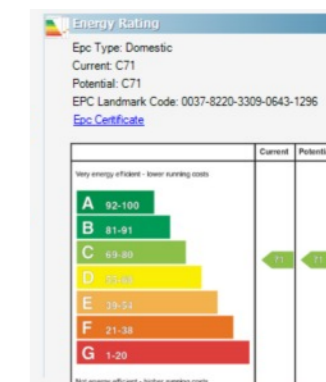
The property itself is immaculately presented with neutral decor throughout. Spacious living and dining rooms, adjacent to a modern kitchen, are complemented by two well-proportioned bedrooms and a family bathroom. To complete this fine specification, an enclosed rear yard provides space for outdoor dining and storage.

Due to past sales success in this area we anticipate a high level interest for this property and advise early viewing to avoid disappointment.

Offers Around  
£175,000

12 Cheviot Avenue,  
Holywood Road,  
Belfast ,  
BT4 3AH

Viewing by  
appointment with  
& through agent  
028 9042 4747



12 Cheviot Avenue,  
Holywood Road,  
Belfast,  
BT4 3AH

## Property Features

Exceptional first home or investment opportunity

Located in area of consistently high demand among young professionals

Presented in excellent decorative order with neutral tones throughout

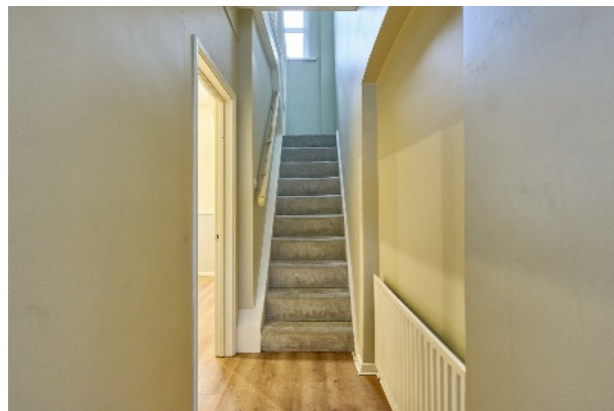
Spacious living and dining areas

Modern kitchen leading on to enclosed rear yard

Two well-proportioned double bedrooms

Contemporary bathroom with white suite

Gas fired central heating | uPVC Double Glazing Throughout



## Location:

From Ballyhackamore, head towards city centre on the Upper Newtownards Road. Turn right after Oakland Avenue into Irwin Avenue. Cheviot is second left (leads down to Holywood Road).

## Property Comprises

### Ground Floor

Front door to . . .

ENTRANCE HALL:

LIVING ROOM: 12' 10" x 8' 10" (3.9m x 2.7m) Built-in cupboards.

Glazed door to . . .

DINING ROOM: 10' 6" x 9' 6" (3.2m x 2.9m)

KITCHEN: 10' 6" x 6' 3" (3.2m x 1.9m) Fitted kitchen with range of high and low level built-in units, laminate worktops, single drainer 1.5 bowl stainless steel sink unit with mixer tap, built-in oven and four ring ceramic hob, stainless steel extractor fan, plumbed for washing machine.

### First Floor

BEDROOM (1): 12' 10" x 9' 2" (3.9m x 2.8m)

BATHROOM: White suite comprising panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, part tiled walls, separate low flush wc.

HOTPRESS: Willis type immersion heater and hot water tank.

### Second Floor

BEDROOM (2): 18' 1" x 11' 6" (5.5m x 3.5m) Storage in eaves.

