

10A SUMMERHILL AVENUE, BELFAST, BT5 7HD

OFFERS AROUND £175,000





A deceptively spacious terrace property in the heart of Stormont, offering generous accommodation to include permanent staircase to floored roofspace, and good size garden to rear.

The accommodation includes attractive wood laminate flooring through both the entrance hall, lounge and dining room. The dining room further benefits from sliding patio doors to rear garden, and opens to a fully fitted kitchen with partly tiled walls, ceramic tiled flooring and recessed spotlighting. The first floor includes two double bedrooms with wood laminate flooring. Modern shower room comprising walk-in shower cubicle with built-in shower, chrome feature radiator, PVC wall cladding, tile effect laminate flooring, and PVC panelled ceiling with recessed spotlighting.

Further benefits include a generous landing with permanent staircase to floored and sheeted roofspace, with electric radiators, and velux windows. The outside areas are both paved and include a generous paved rear garden with boundary fence. Ideal accommodation close to a vast range of amenities, including Dundonald village and the glider bus service into Belfast city centre.



# **Key Features**

- Spacious Mid Terrace Property In Popular Location
- Through Lounge To Dining Room With Sliding Patio Doors
- Kitchen With Built-In Oven And Ceramic Tiled Flooring
- Two Bedrooms And Shower Room To First Floor
- Floored And Sheeted Roofspace With Laminate Flooring
- Gas Fired Central Heating And uPVC Double Glazing
- Paved Area To Front And Generous Paved Garden To Rear
- Convenient Location Close To A Wide Range Of Amenities





# Accommodation Comprises

#### **Entrance Hall**

Wood laminate flooring. Cupboard understairs.

# Lounge

12'1 x 10'6

Mock fireplace with carved wood surround and electric fire. Wood laminate flooring. Archway to:

### **Dining Room**

13'6 x 9'4

Wood laminate flooring. Sliding patio doors. Open to:

#### Kitchen

10'2 x 7'0

Range of high and low level units, marble effect work surfaces, inset single drainer stainless sink unit with mixer tap, built-in under oven with ceramic hob, integrated extractor hood, plumbing for washing machine, space for fridge freezer, part tiled walls, ceramic tiled flooring, recessed spotlighting.

#### First Floor

# Landing

#### Bedroom 1

13'9 x 9'6 Wood laminate flooring.

#### Bedroom 2

11'9 x 9'6

Wood laminate flooring.

#### **Shower Room**

Modern white suite comprising walk-in shower cubicle with built-in shower and sliding shower doors, vanity unit with mixer tap, low flush WC, chrome feature radiator, PVC wall cladding, tile effect laminate flooring, PVC panel ceiling with recessed spotlighting, cupboard with gas fired boiler.

## **Second Floor**

# Landing

#### Roofspace

16'1 x 7'2

(average) Floored and sheered. Two velux windows, electric and heating, wood laminate flooring.

#### Outside

Small paved area to front. Enclosed paved garden to rear.

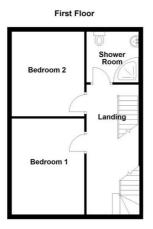


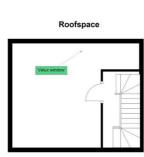


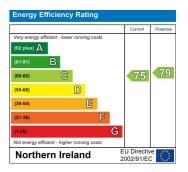












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How much deposit will I need? What are my monthly repayments going to be?

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Your home may be repossessed if you do not keep up repayments on your mortgage.

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