

simon**BRIEN**
RESIDENTIAL

14 Park Avenue,
Belfast, BT4 1JJ



Asking Price £129,950

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Well Maintained Mid-Townhouse
- Highly Convenient Location
- Three Bedrooms
- Living Room With French Doors To:
- Kitchen Open To Dining Room
- Bathroom In White Suite
- Double Glazed
- Oil Fired Central Heating
- Rear Garden
- Parking For Two Cars To Rear

SUMMARY

This is a deceptively spacious mid-townhouse located in the heart of East Belfast in the ever popular Sydenham area. It is well positioned to a varied range of amenities, with local shops, public transport links, Victoria Park, and the convenience of Belmont Road are only a short stroll away, not to mention the ease of access to the Odyssey Arena, Connswater Retail Park, and Belfast City Centre.

The accommodation comprises of two reception rooms and kitchen to the ground floor and three bedrooms, and family bathroom to the first floor. Externally there are two parking spaces to the rear, and an enclosed rear garden.

Early viewing is recommended.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Wood laminate floor.

LIVING ROOM:

15' 8" x 10' 4" (4.78m x 3.15m)

Wood laminate floor.



DINING ROOM:

8' 10" x 6' 10" (2.69m x 2.08m)

Ceramic tiled floor. French double doors to rear. Open arch to:

KITCHEN:

9' 10" x 6' 10" (3m x 2.08m)

Fitted with a range of high and low level units with stainless steel single drainer sink unit with mixer taps. Partially tiled walls. Ceramic tiled floor.

FIRST FLOOR

BEDROOM (1):

12' 10" x 8' 5" (3.91m x 2.57m)

Built-in wardrobes.

BEDROOM (2):

9' 0" x 7' 9" (2.74m x 2.36m)

Built-in wardrobes.

BEDROOM (3):

9' 11" x 6' 10" (3.02m x 2.08m)

Wood laminate floor.

BATHROOM:

White suite comprising of panelled bath with mixer taps and instant heat electric shower. Low flush WC. Pedestal wash hand basin. Partially tiled walls. Ceramic tiled floor. Chrome towel radiator.

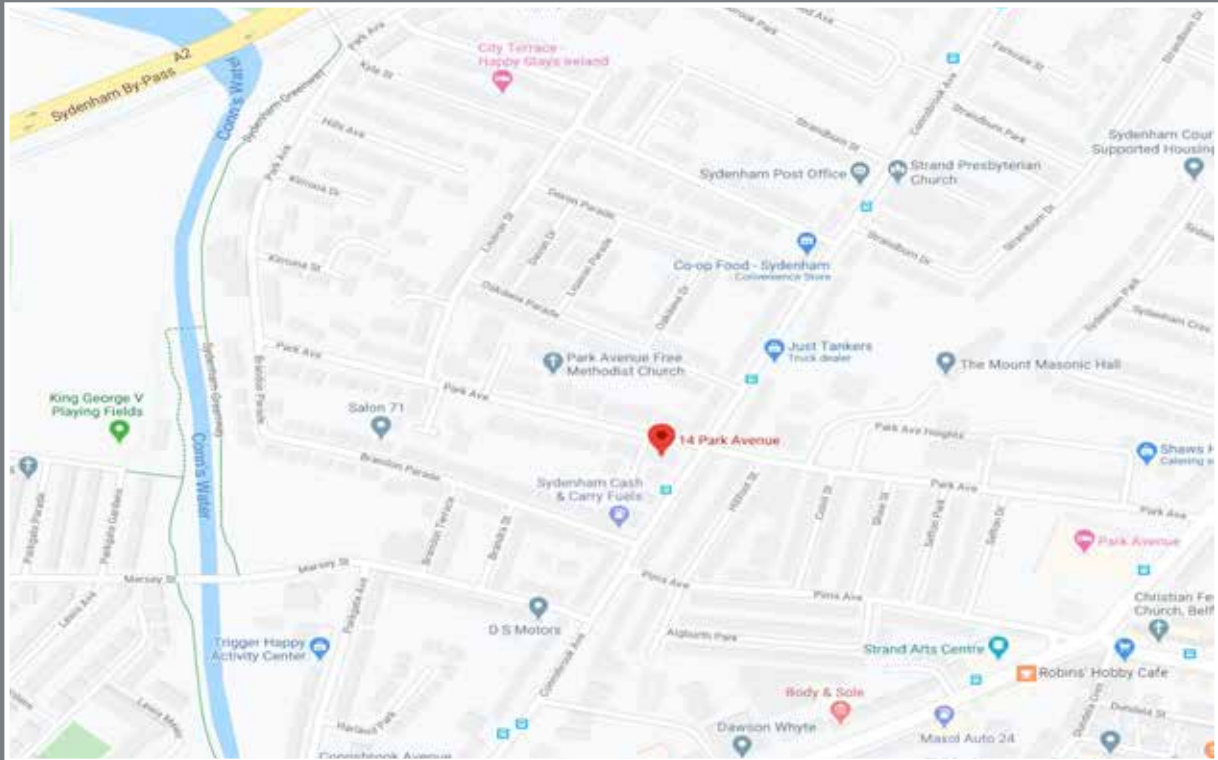
LANDING:

Access to shelved hot press. Access to roof space.

OUTSIDE

To the rear is a paved enclosed garden with parking for two cars behind.

Location



From Holywood Road, take left after Park Avenue Hotel and drive to bottom of road, cross over Connsbrook Avenue and No. 14 is just on the left.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/G/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		76
D 55-68	63	
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 2039-2017-0284-6195-5984

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