



# 16 BELMONT AVENUE

Belfast, BT4 3DD

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*Offers over* **£184,950**



MID TERRACE | 4  | 1  | 1 

Located off the prestigious Belmont Road in East Belfast, 16 Belmont Avenue is a four-bedroom mid-townhouse with bright and spacious accommodation throughout.

## KEY FEATURES

- Well Presented Four Bedroom Mid Townhouse
- Within Walking Distance to both Ballyhackamore and Belmont Villages
- Spanning Approximately 1100 Square Feet Across Three Floors
- Open Plan Living and Dining Room
- Fitted Kitchen Leading to Rear Courtyard
- Four Well Proportioned Bedrooms
- Spacious Fitted Family Bathroom with Modern White Suite
- Excellent Storage Throughout
- Enclosed Private Rear Courtyard and Gate Access to Rear Alleyway
- Oil Fired Central Heating & Partially Double Glazed
- Early Viewing Highly Recommended
- Broadband Speed – Ultrafast



## ROOM DETAILS

### *Ground Floor*

- Spacious Reception Hall
- Open Plan Living/Dining Room  
24'9" x 11'8"
- Kitchen

### *First Floor*

- Landing
- Family Bathroom
- Bedroom One  
14'6" x 11'
- Bedroom Two  
11'3" x 9'3"

### *Outside*

- Enclosed Private Rear Courtyard



## DIRECTIONS

*Travelling along the Belmont Road in the direction of Belfast City Centre, turn left on to Earlswood Road. Take the first right on to Belmont Avenue. Number 16 is located on the left hand side.*



## THE LOCAL AREA

*East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.*



ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ <b>A</b>		
81-91 <b>B</b>		
69-80 <b>C</b>		
55-68 <b>D</b>		
39-54 <b>E</b>		
21-38 <b>F</b>	33	47
1-20 <b>G</b>		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code - for floor plans and to arrange a viewing.



## OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

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