



31 POMONA AVENUE

Belfast, BT4 3AL

Offers around **£159,950**



MID TERRACE | 2 🛏 | 1 🚿 | 1 🚿

We are delighted to bring to the market this well presented two-bedroom mid-terrace property situated off the Hollywood Road in East Belfast.

KEY FEATURES

- Attractive Mid-Terrace Property in the Heart of East Belfast
- Conveniently Located Within Walking Distance of Belmont and Ballyhackamore Villages
- Two Well Proportioned Bedrooms
- Large Open Plan Living Dining Area with Feature Fireplace and Bay Window
- Modern Fitted Kitchen with Range of High and Low Level Units
- Modern Fitted Bathroom with Four Piece White Suite
- Floored Roof Space with Velux Window, Light and Power
- Enclosed Private Rear Courtyard
- Gas Fired Central Heating & UPVC Double Glazing Throughout
- Broadband Speed - Ultrafast
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

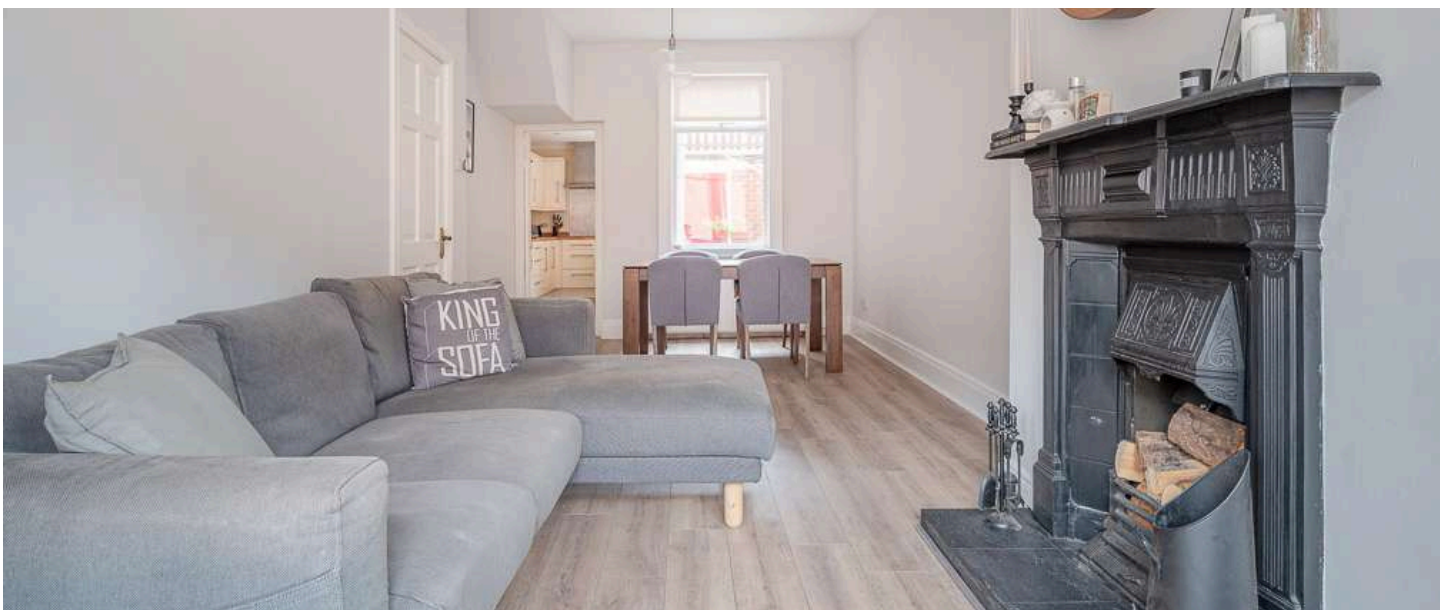
- Spacious Reception Hall
- Open Plan Living/Dining Space
23'1" x 10'5"
- Kitchen
14'3" x 6'11"

First Floor

- Landing
- Family Bathroom
- Bedroom One
13'6" x 10'8"
- Bedroom Two
9'11" x 8'3"
- Fixed Staircase to Fully
Floored Roof Space

Outside

- Rear Yard



DIRECTIONS

Travelling along the Hollywood Road, in the direction of Belfast, Pomona Avenue is located on the left hand side before Hollywood Arches.



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		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	59	67
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

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



OUR BRANCHES

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