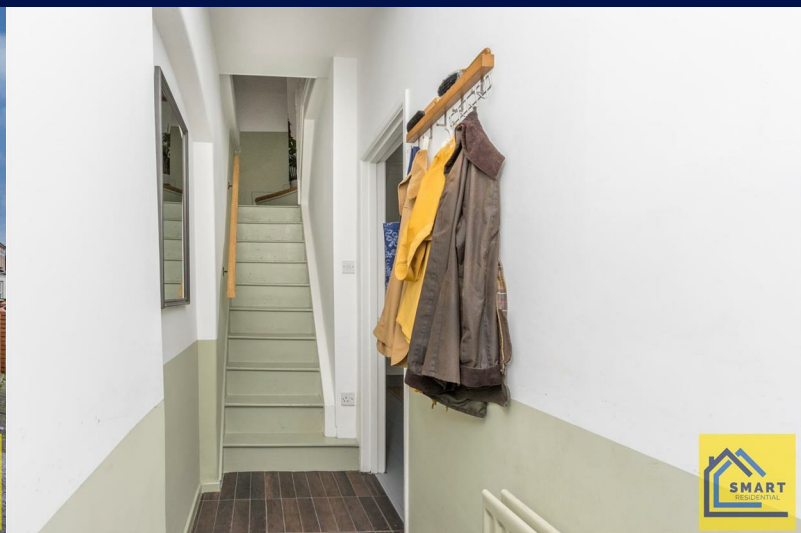




67 Nevis Avenue

Belfast, BT4 3AD

Offers in the region of £145,000



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Hardwood front door

Entrance Hall

Tiled floor.

Lounge open plan to dining area

20'4" x 10'3" (6.20m x 3.12m)

Into bay. Feature fireplace with marble inset and hearth, corniced ceiling open plan to dining area.

Storage under stairs.

Modern fitted kitchen

12 x 8 (3.66m x 2.44m)

Excellent range of high and low level units with stainless steel door furniture. Quartz work surfaces. 1.5 Bowl inset stainless steel sink unit with chrome mixer taps, four ring ceramic hob, built in electric oven, stainless steel and glass chimney extractor fan, glass splashback, integrated fridge freezer, plumbed for washing machine. Recessed low voltage lights. Tiled floor.

First Floor Landing

Bedroom 1

13'1" x 9'7" (3.99m x 2.92m)

at widest points.

Laminate wooden floor.

Bedroom 2

10'3" x 8' 0" (3.12m x 2.44m 0.00m)

at widest points.

Bathroom

8'0" x 7'10" (2.44m x 2.39m)

Three piece white suite comprising panel bath with electric shower unit, vanity unit with excellent storage

and inset sink with chrome mixer tap. Low flush WC, Partly tiled walls.

Stairs to

Attic room

13'1" x 12'6" (3.99m x 3.81m)

Velux window.

Outside

13'1" x 12'6" (3.99m x 3.81m)

Enclosed courtyard to the front, and covered yard with outside light and water tap to the rear.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of SMART Residential (SMART Residential is a trading name of SRNI Ltd) has the authority to make or give any representation or warranty in respect of the property.



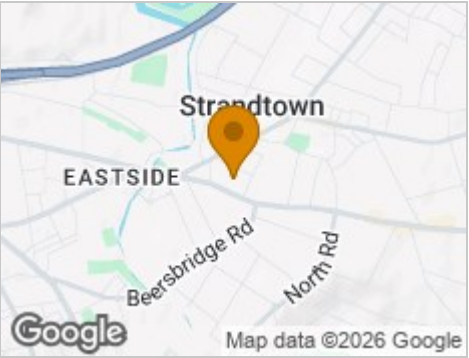
Road Map



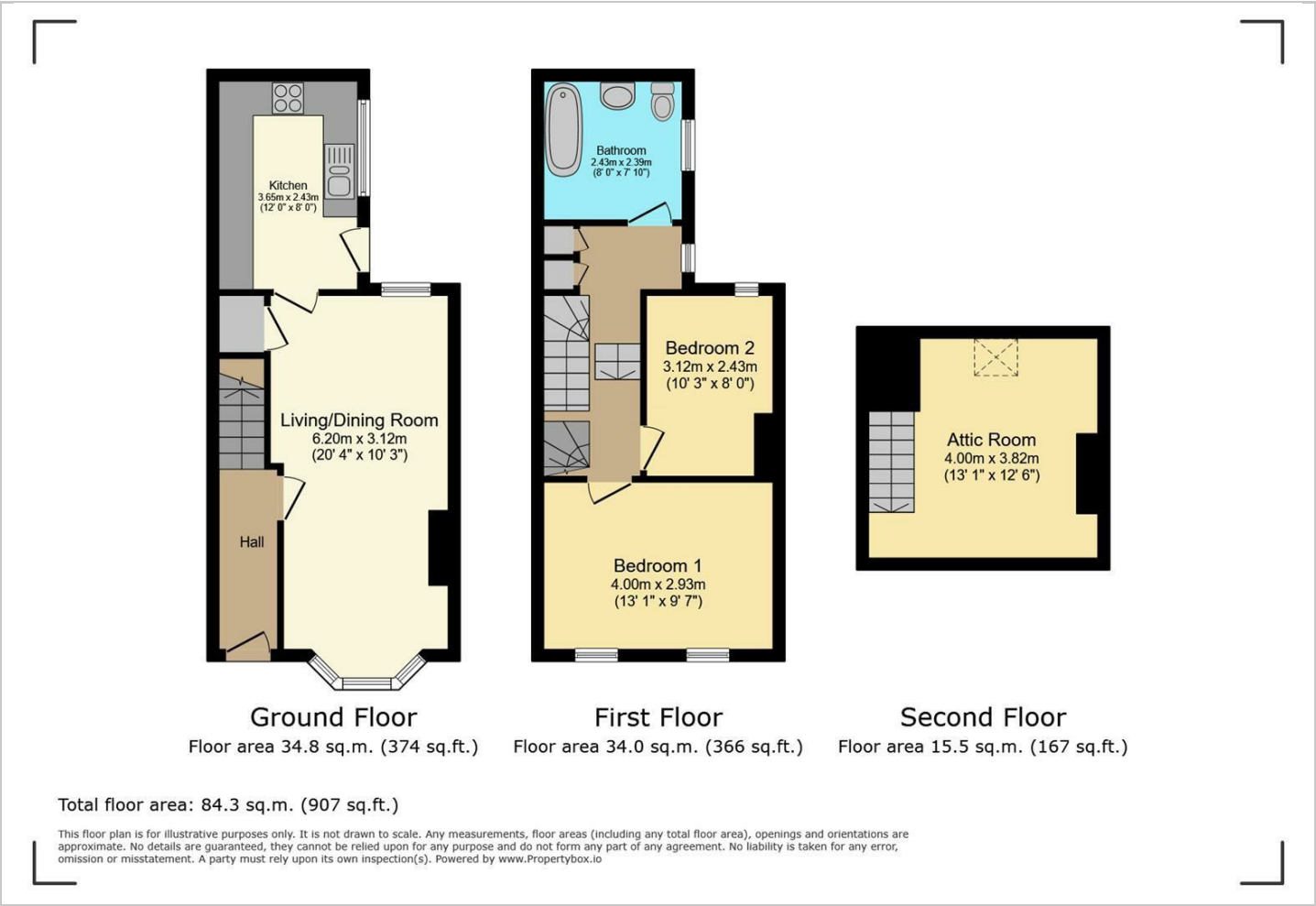
Hybrid Map



Terrain Map



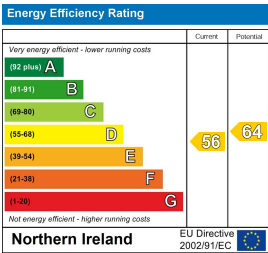
Floor Plan



Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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