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117 Park Avenue, Belfast, BT4 1JJ

PRICE Offers Over £169,000

Nestled in the charming area of Park Avenue, Belfast, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. The property boasts a prime location, offering easy access to local amenities, schools, and transport links, making it ideal for families and professionals alike.

Beautifully presented throughout, and enjoying a well planned living layout, the interior comprises a bright spacious lounge with multifuel stove, modern shaker style kitchen, two well proportioned bedrooms and an ensuite shower room.

The property further enjoys well-maintained outdoor space, with front gardens laid in lawn and private hard landscaped garden to rear with spacious parking facilities and an EV charger. Ideal for enjoying the fresh air or hosting summer barbecues.

With its attractive features and convenient location, this house on Park Avenue is a wonderful place to call home. Whether you are looking to settle down or invest in a property, this residence offers a perfect blend of comfort and practicality. An early viewing is highly recommended.

> Sales > New Homes > Commercial > Rentals > Mortgages

Antrim
12 Church Street
Antrim
BT41 4BA
Tel: **(028) 9446 6777**

Ballyclare
51 Main Street
Ballyclare
BT39 9AA
Tel : **(028) 9334 0726**

Glengormley
9A Ballyclare Road
Glengormley
BT36 5EU
Tel : **(028) 9083 0803**

- **Immaculately Presented Semi-Detached Cottage**
- **Two Well Proportioned Bedrooms**
- **Spacious Lounge with Multifuel Stove**
- **Modern Shaker Style Kitchen**
- **Ensuite Shower Room**
- **Private Well Maintained Gardens to Front and Rear**
- **Pebbled Driveway for Off-street Parking**
- **PVC Double Glazing/Gas Fired Central Heating**
- **Highly Regarded Residential Location**
- **Ideally Suited To First Time Buyers or Young Families**

ACCOMMODATION

GROUND FLOOR

Hard wood front door into entrance porch with tiled floor.

SPACIOUS LOUNGE 17'0" x 12'5"

Well presented lounge with attractive feature inglenook style fireplace and cast iron multifuel stove on a slate hearth. Feature stained glass window. Solid oak hard wood flooring. Stairs to first floor bedroom.

MODERN KITCHEN 10'2" x 8'10"

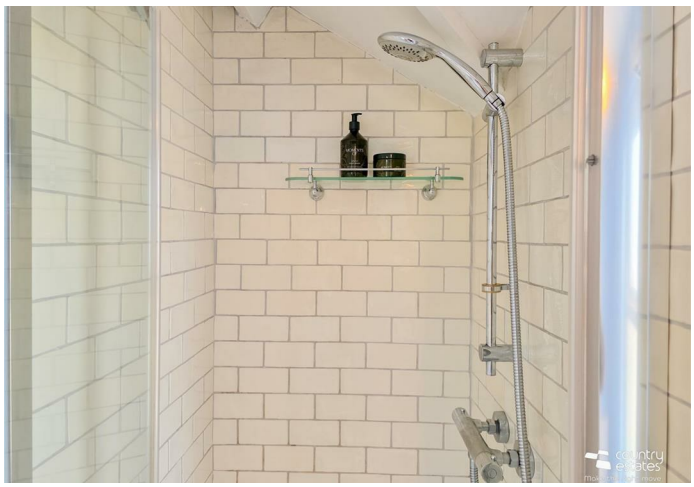
Equipped with a range of high and low level shaker style fitted units with contrasting work surfaces. One and a half bowl, single drainer, stainless steel sink unit with monobloc tap. Integrated oven with separate four ring electric hob, over head extractor fan housed in stainless steel canopy. Plumbed for washing machine. Space for free standing American style Fridge/freezer. Hard wood door to rear garden. Hard wood French doors into:

BEDROOM 2 10'2" x 8'6"
Quality laminate flooring. Presently used as study.

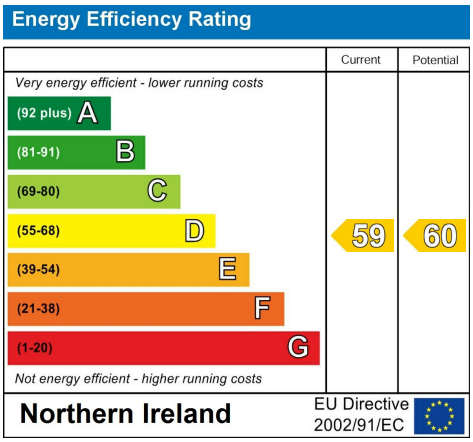
FIRST FLOOR

BEDROOM 1 11'9" x 11'5"
Dual window aspect. Bespoke fitted wardrobes.

SHOWER ROOM
Comprising fully tiled shower cubicle with thermostatically controlled shower, pedestal wash hand basin and a low flush WC. Tiled splash back. Tiled floor.



OUTSIDE
Beautifully maintained gardens to front, laid in lawn. Stocked with a variety of mature shrubs and screened by mature hedgerow. Paved walkways.
Access to private hard landscaped garden via gate. Paved patio area, perfect for family BBQ's. Pebbled driveway with EV charger, accessed via recently replaced twin gates. New wooden bin shed and wood shed. Garden shed for storage.



IMPORTANT NOTE TO ALL PURCHASERS:
We have not tested any of the systems or appliances at this property.

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