



119 Skegoneill Avenue, Belfast, BT15 3JR

Offers Over £179,950

- Well presented semi-detached villa in a popular residential location
- Lounge
- White bathroom suite
- Ample parking to front
- Highly convenient location close to local amenities and transport links
- 3 Bedrooms
- Modern fitted kitchen/ dining
- Gas fired central heating/ uPVC double glazing
- Low maintenance enclosed rear garden in tarmac
- Early viewing strongly advised

# 119 Skegoneill Avenue, Belfast BT15 3JR

119 Skegoneill Avenue is an attractive semi-detached property in a popular and highly convenient residential location.

Internally, the accommodation comprises a spacious lounge with bay window, modern fitted kitchen open plan to dining area, three well-proportioned bedrooms and a contemporary three piece bathroom suite.

Externally, the property benefits from a large driveway, finished in tarmac to the front and a fully enclosed low maintenance garden to the rear.

The property also benefits from gas fired central heating and double glazing throughout. This property presents a fantastic opportunity for a wide range of purchasers, so early viewing is strongly recommended.



Council Tax Band: Northern Ireland



## **Ground Floor**

### **Entrance Hall**

uPVC front door, wood laminate flooring, understairs storage with plumbing for washing machine

### **Lounge**

10'11 x 10'5

Wooden laminate flooring, bay window

### **Kitchen/ Dining**

17'11 (at max) x 12'6 (at max)

uPVC French doors to rear.

Modern fitted kitchen with range of high and low level units and contrasting round edge worksurfaces, built in fan assisted oven, built in electric hob, single basin stainless steel sink unit with mixer tap and drainer, stainless steel extractor fan, part wall tiling, downlighters

## **First Floor**

### **Landing**

Access to roofspace and built in storage cupboard with gas boiler

### **Bedroom (1)**

12'0 x 10'11

Laminate wood flooring

### **Bedroom (2)**

11'0 x 9'1

Built in mirrored sliding wardrobes

### **Bedroom (3)**

7'7 x 6'7

Laminate wood flooring

### **Bathroom**

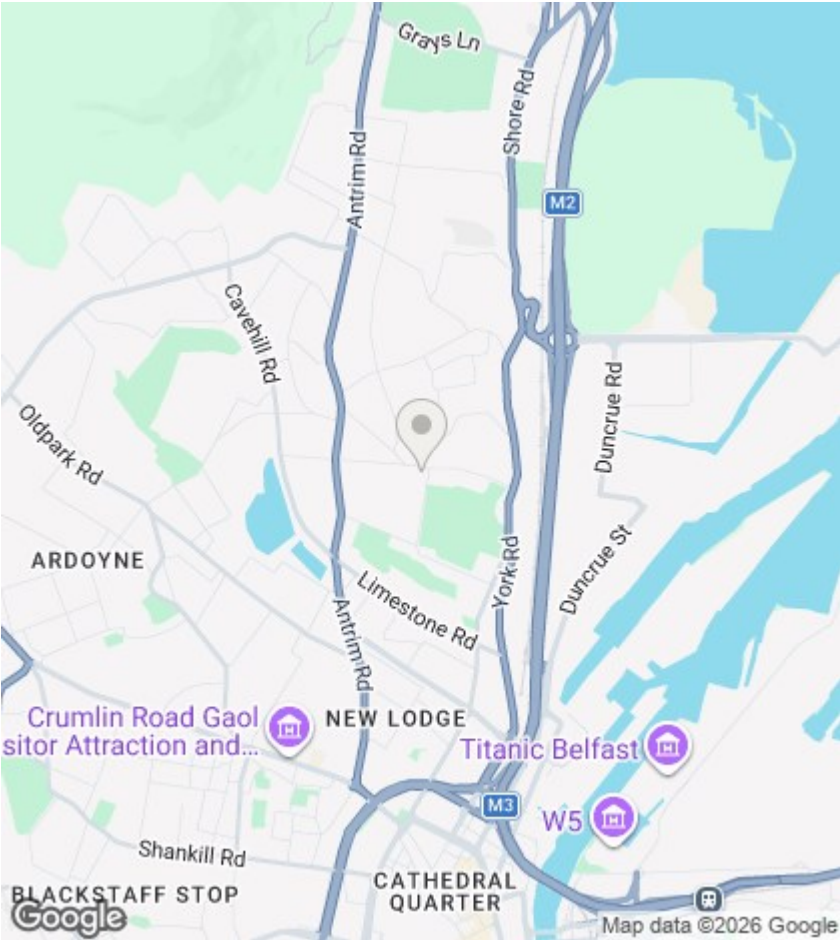
3 Piece bathroom suite comprising push button W/C, pedestal wash hand basin with under basin storage, panelled bath with mixer tap and handheld shower attachment and folding shower screen, part wall tiled

### **Outside**

Front: tarmac driveway to front with ample car parking

Rear: fully enclosed garden to rear finished in low maintenance tarmac, outside light and tap, good sun orientation - sun all day

Large shed with light and power



Directions

Viewings

Viewings by arrangement only. Call 028 90 800 000 to make an appointment.

EPC Rating:

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| Northern Ireland                            |         | EU Directive 2002/91/EC |