



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

Disclaimer/ Additional Information

The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does

not form part of any contract. Interested parties should rely on their own enquiries and seek professional advice where necessary. We are happy to provide clarification on any specific points upon request. All measurements are given as approximate. Fixtures, fittings, and appliances have not been tested, and no warranty is offered regarding their condition or operation. Photographs are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.

Tenure - Leasehold Broadband & mobile checker for Northern Ireland

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[mobile-checker](https://www.nidirect.gov.uk/services/broadband-and-mobile-checker) Flooding maps for Northern Ireland

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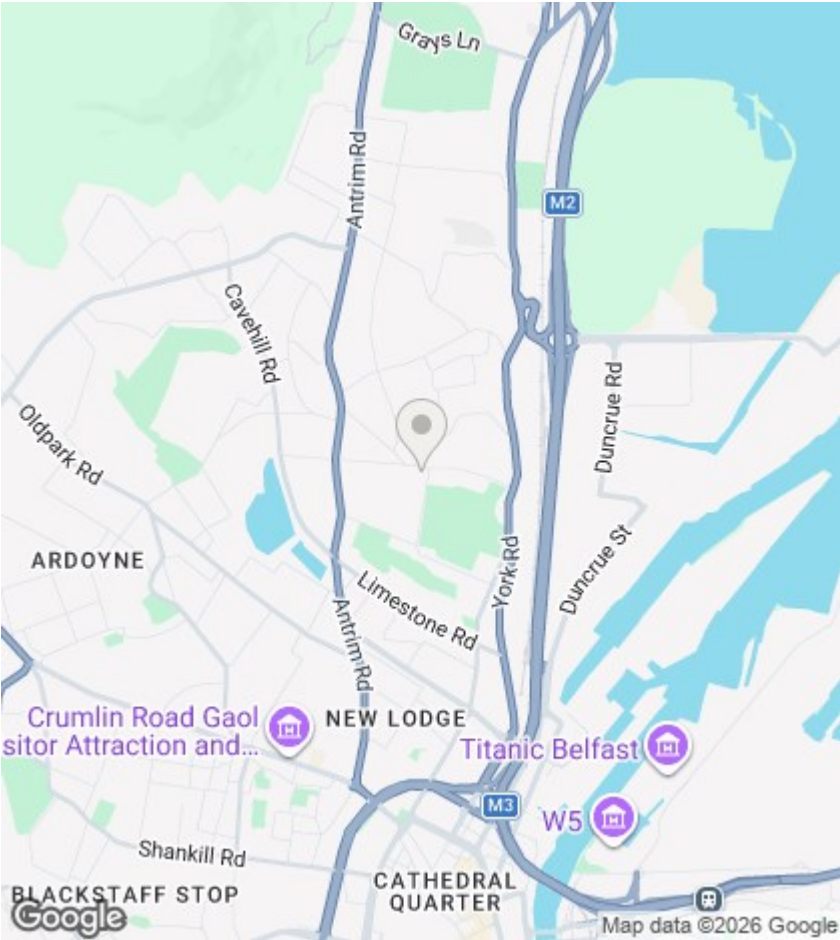
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Directions

Viewings

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

EPC Rating:
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC