



38 Skegoneill Avenue, Belfast, BT15 3JP

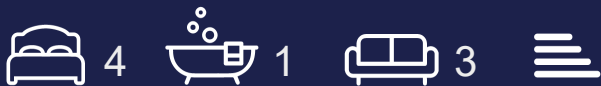
Offers Over £289,950

- Meticulously presented red brick semi detached villa in highly popular and convenient location
- Lounge with feature fireplace
- Modern fitted kitchen
- Modern shower room with feature walk in shower
- Tarmacked driveway and mature gardens to front/Paved patio and mature gardens to rear
- 4 Bedrooms
- Dining room and separate family room
- Downstairs W/C & utility room
- Gas fired central heating / Double glazing in uPVC frames
- Located close to excellent schools, shops and frequent public transport links

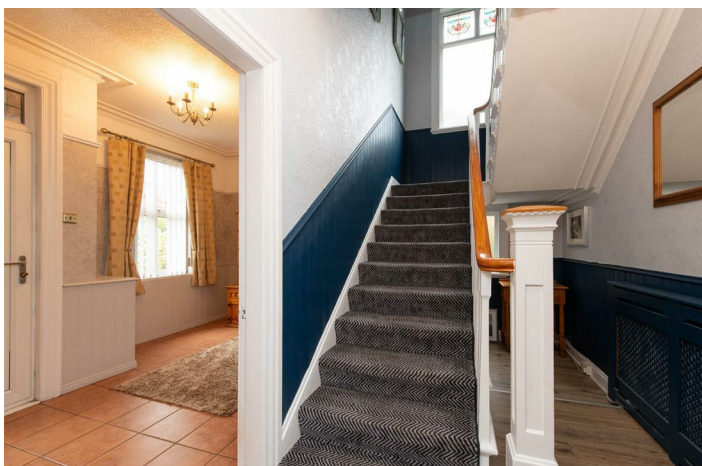
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Meticulously presented throughout, this attractive red brick semi detached villa occupies a highly popular and convenient location, offering spacious and versatile family accommodation. The property benefits from a welcoming lounge featuring an attractive fireplace, complemented by a separate dining room and family room, providing excellent space for both everyday living and entertaining. The modern fitted kitchen is well equipped and is further enhanced by a useful utility room and convenient downstairs W/C.

Upstairs, the property offers four well proportioned bedrooms together with a stylish modern shower room featuring a striking walk in shower. Further benefits include gas fired central heating and double glazing within uPVC frames. Externally, the property boasts a tarmacked driveway and mature gardens to the front, while the rear features a paved patio and mature garden, creating an ideal setting for outdoor relaxation and entertaining. An excellent family home in a highly sought-after location.



Council Tax Band: Northern Ireland



Ground Floor

Reception Hall

uPVC front door, ceramic tiled flooring, cornicing, wall panelling

Entrance Hall

Laminate wood flooring, feature wall panelling, cornicing

Lounge

14'10 (max into bay) x 13'0

Laminate wood flooring, feature fireplace, feature bay window

Family Room

13'1 x 13'0

Laminate wood flooring, feature fireplace, cornicing, French doors to rear

Dining Room

12'5 x 10'9 (at max)

Laminate wood flooring

Kitchen

13'8 x 10'8

Modern fitted kitchen with range of high and low level units, round edge worksurfaces, single drainer stainless steel sink unit with mixer tap, double built in oven, stainless steel extractor fan, inlaid hob, built in fridge freezer, built in stainless steel microwave, built in dishwasher, engineered wooden flooring

Utility Room

13'7 at max) x 7'3

uPVC back door, range of high and low level units, round edge worksurfaces, engineered wooden flooring

Downstairs W/C

Low flush W/C

First Floor

Landing

Bedroom (1)

16'9 x 13'0

Feature bay window

Bedroom (2)

13'1 x 12'11

Laminate wood flooring

Bedroom (3)

13'8 x 10'7

Laminate wood flooring

Bedroom (4)

12'4 x 9'2

Modern Shower Room

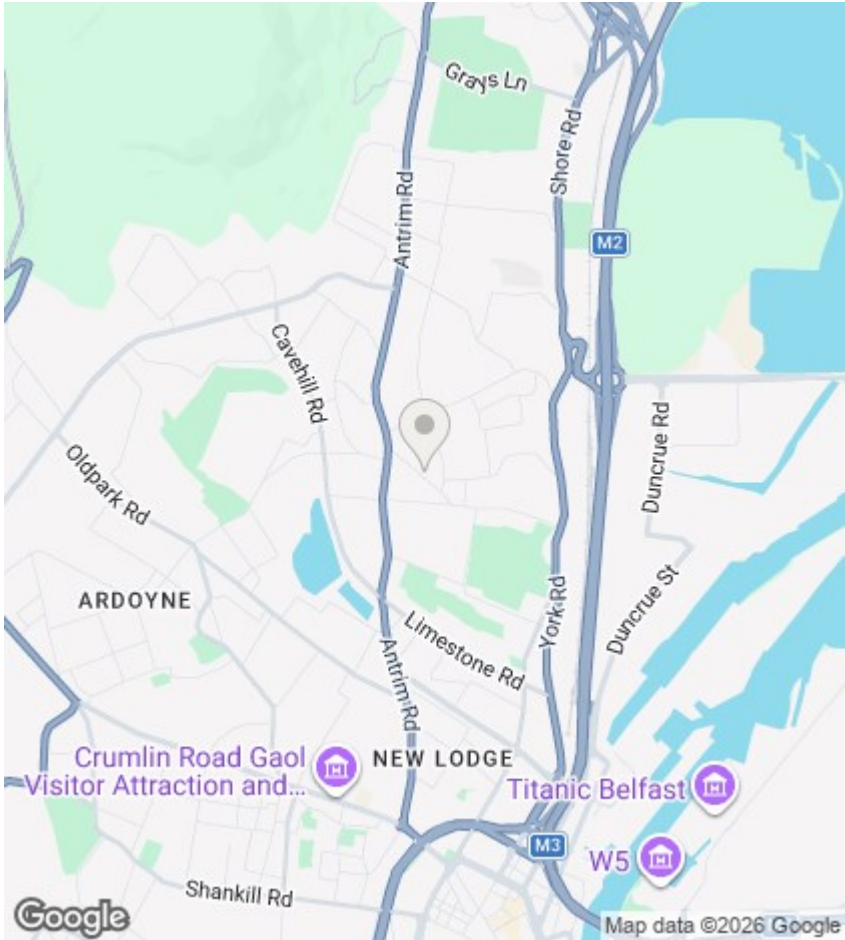
Feature walk in shower unit, thermostatically controlled shower, rain water effect shower head, floating vanity sink unit, low flush W/C, chrome heated towel rail, engineered wood flooring, panelled ceiling, built in storage with gas boiler

Outside

Front: Generous and immaculately kept lawn, mature plants, shrubs and hedges, tarmacked driveway, in paving

Side: Paved patio area

Rear: Paved patio, enclosed gardens, mature plants, shrubs, hedges and trees



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

