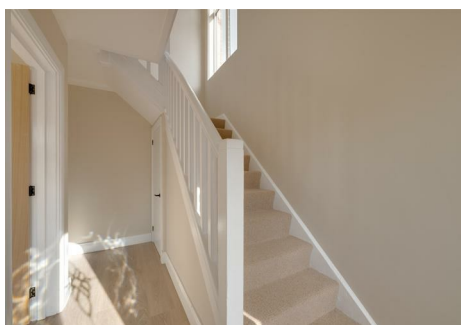
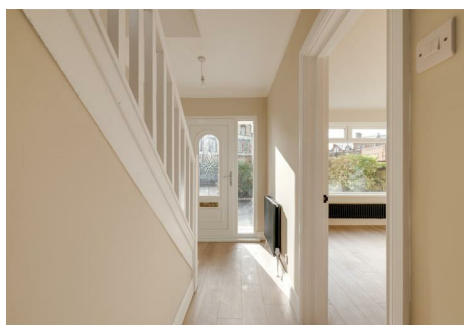




4 Skegoneill Avenue, Belfast, BT15 3JN

Offers Over £229,950

- Renovated red brick semi detached villa in popular and convenient location
- Lounge with laminate wood flooring
- Casual dining area with French doors to rear
- Double glazing in uPVC frames (Installed 2026)
- Low maintenance garden to rear
- 3 Bedrooms
- Shaker style fitted kitchen open plan to:
- Deluxe bathroom suite
- Gas fired central heating (contemporary radiators)
- Highest standard of presentation throughout

4 Skegoneill Avenue, Belfast BT15 3JN

Situated in a popular and convenient location, this beautifully renovated red brick semi-detached villa offers stylish, modern living to the highest standard. The property boasts three well-proportioned bedrooms, a welcoming lounge with laminate wood flooring, and an attractive Shaker-style fitted kitchen open plan to a casual dining area, complete with French doors leading to the rear garden. A deluxe bathroom suite adds a touch of luxury, while uPVC double glazing and a new gas boiler provide comfort and efficiency. Recent rewiring offers added peace of mind, while a damp-proof course provides reassurance for prospective buyers. Externally, the low-maintenance rear garden offers an ideal space for relaxing and entertaining. An excellent home ready to enjoy.



Council Tax Band: Northern Ireland



Ground Floor

Entrance Hall

uPVC front door, laminate wood flooring, understairs storage, gas fired boiler

Lounge

11'10 x 12'2

Picture rail, laminate wood flooring

Kitchen

10'0 x 7'11

Range of high and low level shaker style units, square edge worksurfaces, built in stainless steel oven and hob, extractor fan and canopy, plumbed for washing machine (washing machine included), integrated fridge freezer, two pop-up sockets. Herringbone style LVT flooring

Dining Room

11'10 x 10'1

Herringbone style LVT flooring, French doors to rear

First Floor

Landing

Access to roofspace

Bedroom (1)

11'10 x 10'1

Bedroom (2)

11'10 X 10'1

Bedroom (3)

8'7 x 8'1

Including built in robe

Bathroom

Deluxe suite comprising panelled bath, glazed shower screen, vanity unit sink, low flush W/C, wash hand basin, ceramic tiled flooring, extractor fan, downlighters, vertical radiator

Outside

Front: tarmacked to front

Side: driveway

Rear: garden to rear in artificial grass, paved patio area, raised decked patio area, outside light, uPVC fascia and rainwater goods

Disclaimer/ Additional Information

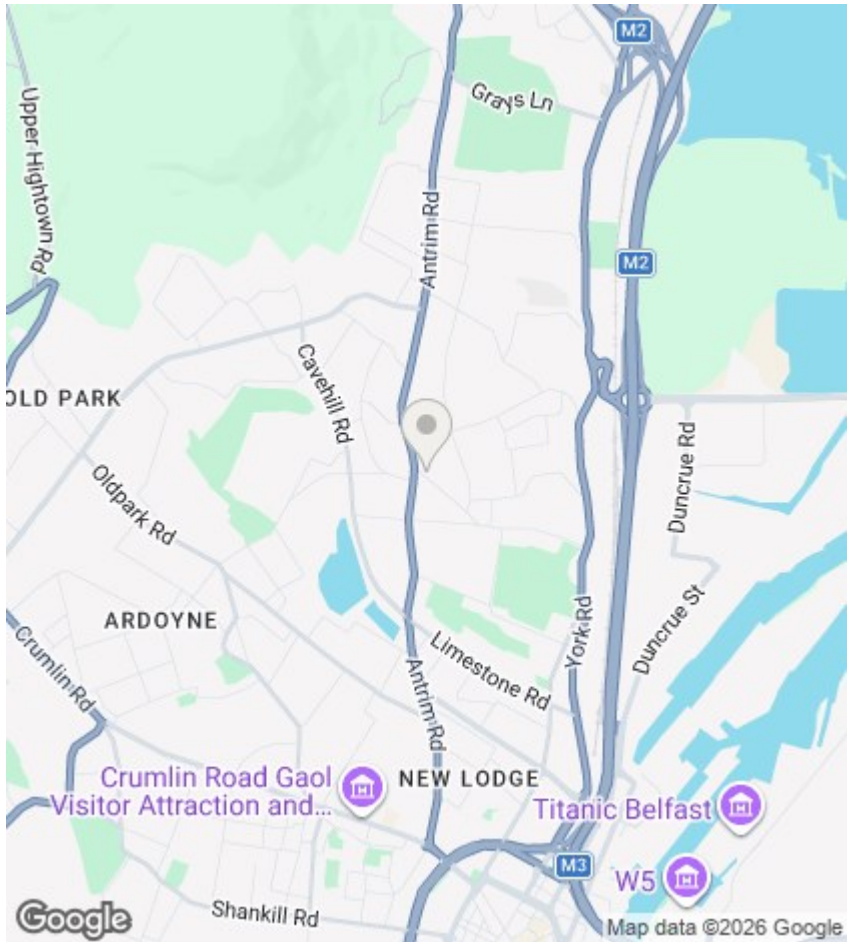
The information contained within these particulars is intended as a guide only. Although prepared with care, its accuracy cannot be guaranteed and it does not form part of any contract. Interested parties

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

<https://www.nidirect.gov.uk/services/broadband-and-mobile-checker> Flooding maps for Northern Ireland

<https://www.nidirect.gov.uk/information-and-services/your-neighbourhood-roads-and-streets/flooding-your-area> Please note 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 and floor plans are for illustrative purposes only and should not be assumed to represent items included in the sale unless specifically stated.



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		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

