



## 3 Marmont Crescent

Belfast, BT4 2GQ

Offers in the region of £245,000



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## Front of house

### Hall

A welcoming entrance hall with the front door presenting a decorative stained glass design

### Lounge

13'1" x 10'11" (4.00m x 3.34m)

This living room is a cosy retreat with a traditional feel, fitted with a feature fireplace framed by light stone tiles. Large windows allow ample natural light to fill the room creating a homely atmosphere perfect for relaxing.

### Dining Room

An open-plan dining room adjoining the kitchen. The space flows through a wide archway into the sitting area, enhancing the sense of openness.

### Kitchen

10'9" x 7'1" (3.28m x 2.17m)

Bright and modern kitchen featuring white gloss cabinets paired with dark worktops and a matching tiled floor. It is equipped with an integrated oven and hob, a washing machine, and a tall fridge/freezer. Two windows and a door provide natural light and garden access.

### Living Room

8'10" x 7'0" (2.69m x 2.14m)

This living room occupies the bay window section of the house, creating a bright and pleasant space. and enjoys plenty of natural light through the large bay window,. This room provides a peaceful spot for relaxation with views over the rear garden.

### Landing

A first-floor landing with carpets and light-coloured walls,

providing access to all bedrooms and the shower room. The stairway features a chair lift and bannister with decorative newel posts.

### Bedroom 1

13'1" x 11'0" (3.98m x 3.35m)

The main bedroom is a generous double room boasting a large window that fills the space with natural light and offers views over the front garden.

### Bedroom 2

10'11" x 10'2" (3.34m x 3.10m)

A well-proportioned double bedroom offering a comfortable space for a double or large single bed. The window faces the rear garden providing a pleasant outlook and natural light.

### Bedroom 3

8'11" x 6'3" (2.73m x 1.91m)

A smaller third bedroom, which could be used as an office or nursery, It has a window overlooking the front side of the property and includes a built-in storage cupboard.

### Shower Room

7'0" x 5'5" (2.14m x 1.65m)

A functional shower room with beige tiled walls and neutral flooring. It includes a walk-in shower with a safety screen, a pedestal wash basin, and a close-coupled WC. A frosted window provides privacy while allowing natural light.

### Garage

17'5" x 7'6" (5.30m x 2.29m)

A compact garage with a pitched roof and a door to the side for pedestrian access. This garage measures over 5

metres in length, offering practical storage or workshop space, with a driveway leading up to it providing additional parking.

#### Rear Garden

A rear garden featuring a paved patio area enclosed by wooden fencing. The garden is modest in size and includes mature planting along the fence, offering a private outdoor space for relaxing or gardening.



Road Map



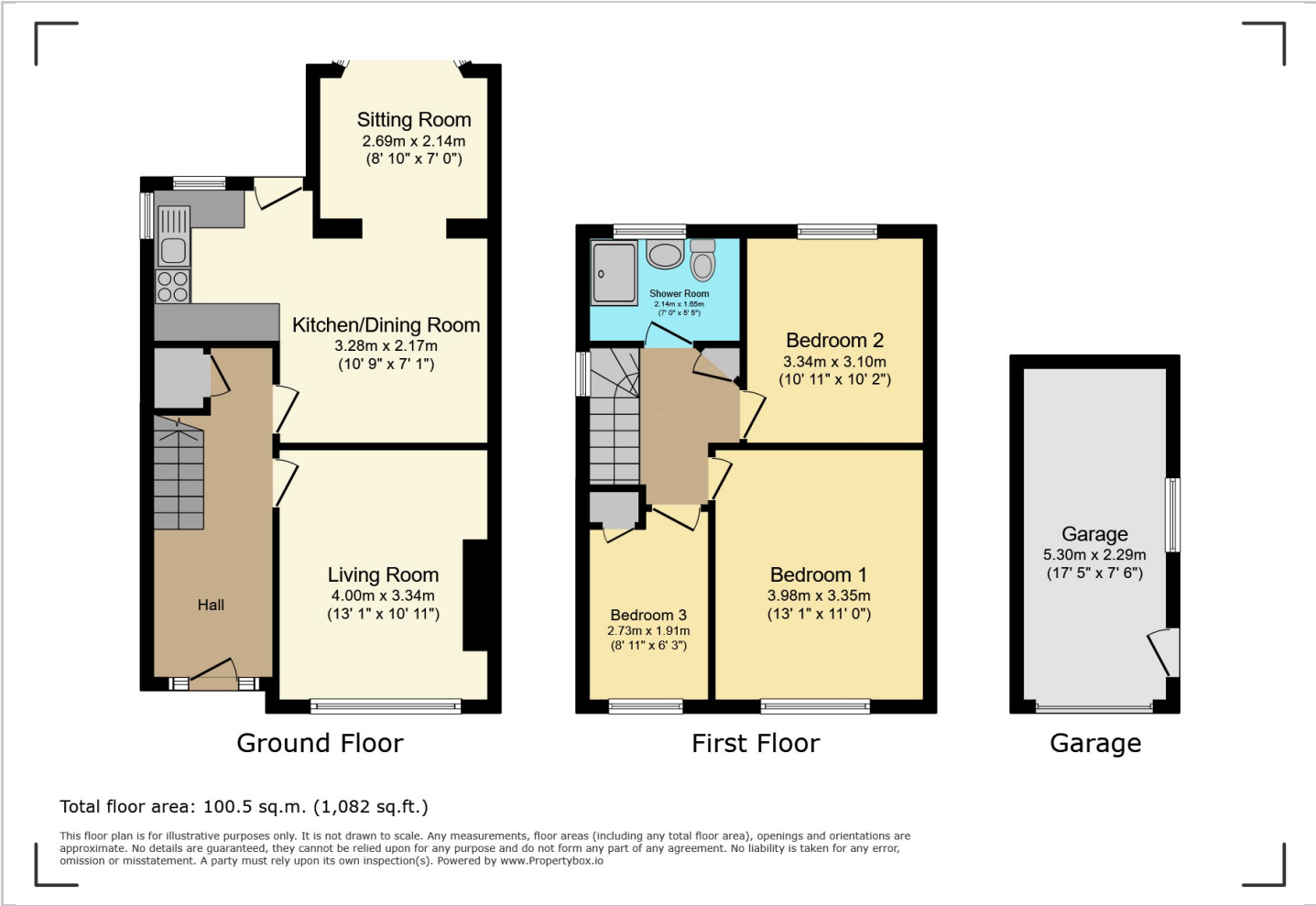
Hybrid Map



Terrain Map



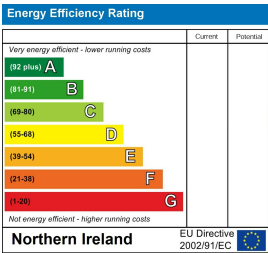
Floor Plan



Viewing

Please contact our SMART Residential - Belmont Road Office on 02895217587 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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