



## 3 Kingsmere Avenue , Belfast, BT14 6ND

**Offers In The Region Of  
£250,000**

Handsome Red Brick Semi Detached Villa Extensively Refurbished And Presented To The Highest Standard

Superbly positioned within a tree lined avenue with parks, leading schools, excellent shopping, cafes and public transport all within walking distance and the City just a short commute away this imposing Victorian Villa will have immediate appeal. The richly appointed interior comprises 4 bedrooms, 2 reception rooms, living room with wood burning stove, newly fitted integrated kitchen with double oven, ceramic hob and integrated fridge/freezer and modern white bathroom suite. The dwelling further offers newly installed gas central heating, utility area, upvc double glazed windows and has undergone a program of improvement works in recent times. Hard landscaped gardens front and private rear with off street carparking adds the finishing touches to a beautiful home offering luxurious accommodation only approx 10 minutes from Belfast City Centre - Early Viewing is highly recommended

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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 3 Kingsmere Avenue

, Belfast, BT14 6ND



- Handsome Red Brick Semi Detached Villa
- Modern White Bathroom
- Highest Presentation
- Tree Lined Avenue
- 4 Bedrooms 2 Reception Rooms
- Upvc Double Glazed Windows
- Extensively Refurbished In Recent Times
- Integrated Fitted Kitchen
- Gas Central Heating
- Private Gardens Off Street Carparking

## Enclosed Entrance Porch

Solid original door, original tiled floor.

## Entrance Hall

Original vestibule door, panelled radiator, corniced ceiling, ceramic tiled floor.

## Lounge into Bay

15'6" x 11'4" (4.74 x 3.47)

Attractive original fireplace, wood laminate floor, 3 double panelled radiator, picture rail, corniced ceiling.

## Living Room

12'3" x 12'0" (3.75 x 3.66)

Hole in wall fireplace, wood burning stove, feature radiator, wood laminate floor.

## Kitchen

11'2" x 8'3" (3.42 x 2.54)

Double drainer Belfast sink unit, extensive range of high and low level units, formica worktops, built in double oven, ceramic hob, extractor fan, integrated fridge freezer, integrated dishwasher, partly tiled walls, recessed lighting, upvc door to rear.

## Utility Area

12'0" x 8'9" (3.66 x 2.67)

Plumbed for washing machine.

## First Floor

Exposed timber floor, dado rail.

## Bathroom

Modern white suite comprising panelled bath, thermostatically controlled drench shower, telephone hand shower, pedestal wash hand basin, Victorian style WC, ceramic tiled floor, fully tiled walls, chrome panelled radiator, concealed gas boiler.

## Bedroom

12'1" x 9'6" (3.7 x 2.91)

Antique cast iron fireplace tiled inset, wood laminate flooring, panelled radiator, corniced ceiling.

## Bedroom into Bay

15'4" x 15'2" (4.69 x 4.64)

Antique cast iron fireplace tiled inset, exposed timber flooring, built-in cupboard, 2 panelled radiator, corniced ceiling.

## Second Floor

Exposed timber floor.

## Bedroom

12'1" x 9'4" (3.69 x 2.86)

Wood laminate flooring, panelled radiator, velux rooflight.

## Bedroom

15'5" x 12'6" (4.70 x 3.83)

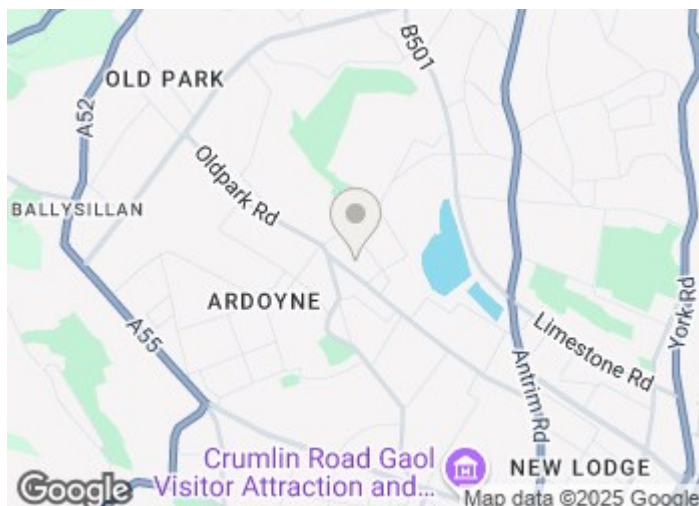
Feature pine ceiling, wood laminate flooring, panelled radiator, velux rooflight.

## Outside

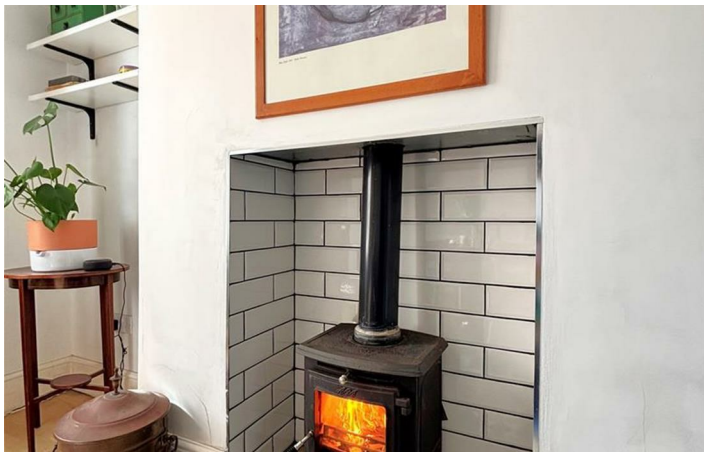
Hard landscaped gardens front and rear in extensive patio areas, mature shrubs and flower beds, garden shed out side light and tap.

## Driveway

Carparking

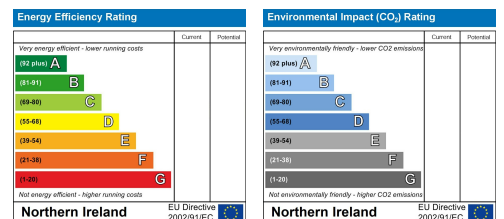


## Directions



# Floor Plan

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