

For Sale

Asking Price: £159,950

SimonBrien



12 Pims Avenue
Belfast
County Antrim
BT4 1PJ

simonbrien.com



This well-presented mid-terrace property is ideally situated in a popular and convenient residential location. Offering deceptively spacious accommodation over three floors, the home is perfect for first-time buyers, young families or investors alike.

The ground floor comprises a bright and welcoming open-plan living / dining area, leading through to a modern kitchen with a superb range of high and low level units, ideal for everyday living and entertaining. On the first floor, there are two well-proportioned bedrooms along with a contemporary white suite family bathroom. A third bedroom is located on the second floor, offering flexible space for a guest room, home office or study.

Special Features & Services

- Well Presented Mid Terrace Property, Located On Pims Avenue
- Bright Open-Plan Living / Dining Area
- Modern Kitchen With Fantastic Range Of High And Low Level Units
- Three Well Proportioned Bedrooms, Over Two Floors
- Contemporary White Suite Family Bathroom
- Gas Fired Central Heating
- uPVC Double Glazing Throughout
- Enclosed Forecourt To Front
- Private Yard To Rear
- Convenient Location Close To Shops, Schools And Transport Links



Accommodation

Entrance

Composite front door with glass inset and top light

Reception Hall

Laminate wood effect flooring

Living/Dining Area

22'4" x 9'5" (6.8m x 2.87m):

Laminate wood effect flooring, spotlighting, dual aspect to front and rear, storage cupboard below stairs, electrics cupboard

Kitchen

14'1" x 7'11" (4.3m x 2.41m):

Fantastic range of high and low level units, laminate work surface with stainless steel sink unit with mixer tap, integrated oven, 4 ring electric hob, stainless steel extractor fan, space for fridge freezer, plumbed for washing machine, space for tumble dryer, laminate wood effect flooring, partly tiled walls, spotlighting, access doors through to rear

First Floor Landing

Storage cupboard

Bedroom 1

13'6" x 10'3" (4.11m x 3.12m):

Outlook to front

Bedroom 2

10'1" x 8'7" (3.07m x 2.62m):

Outlook to rear

Bathroom

Low flush WC, wash hand basin with mixer tap and storage below, panelled bath with thermostatically controlled shower with handset, fully tiled walls, tiled flooring, spotlighting, extractor fan, vertical chrome heated towel rail

Bedroom 3

13'3" x 10'3" (4.04m x 3.12m):

Velux window, eaves storage

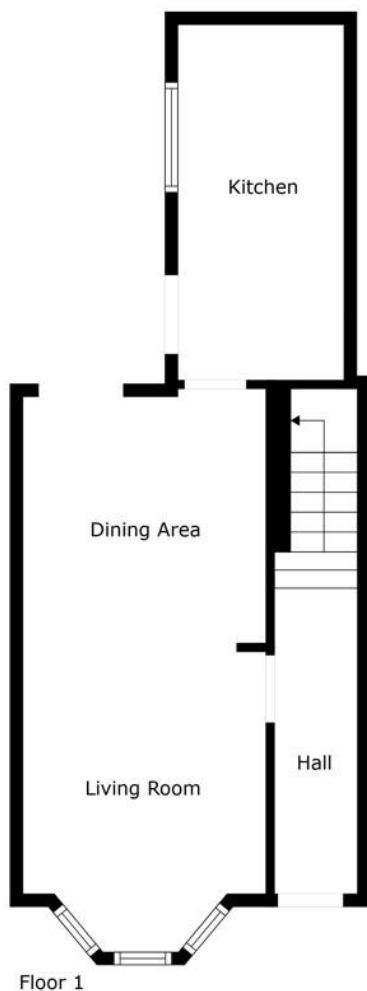
Second Floor Landing

Velux window

Outside

Front forecourt and rear courtyard





VALUER

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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