



## 50 Templemore Avenue

Belfast, BT5 4FT

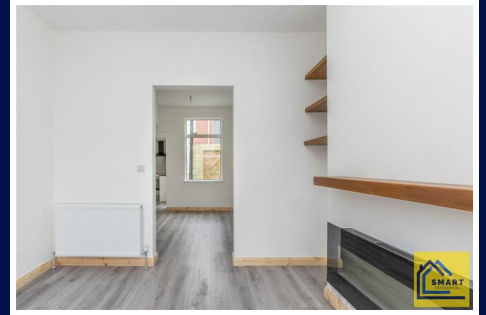
Offers in the region of £149,950



# 50 Templemore Avenue

, Belfast, BT5 4FT

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## Hall

This welcoming hallway features a tiled floor and a radiator along one wall. It provides access to the living spaces and stairs leading to the upper floors.

## Living Room

11' 1" x 10' 4" (3.37m x 3.14m)

A bright living room with two large front-facing windows allowing plenty of natural light. It features wood effect flooring and a modern wall-mounted electric fireplace. Shelving is built into a recess, adding practical storage space.

## Dining Room

11' 11" x 10' 4" (3.64m x 3.15m)

Adjacent to the kitchen, this dining room offers a bright and airy space with a rear window providing garden views. It features the same wood effect flooring.

## Kitchen

12' 9" x 6' 9" (3.88m x 2.07m)

A practical kitchen finished in white cabinetry with wood-effect worktops, complemented by a black sink and mixer tap. It includes built-in oven and four-ring electric hob with an extractor hood above. The kitchen has a window overlooking the rear garden and a door providing direct garden access. The flooring continues the wood effect style seen throughout the property.

## W.C.

The ground floor is completed by a conveniently placed guest WC, featuring a modern white suite with a compact wash basin and low-level toilet, set on grey flooring.

## Landing 1st Floor

The first floor landing is bright and neutral, with a grey

carpet underfoot and a window providing natural light. It offers access to the two first floor bedrooms and the family bathroom.

## Bedroom 1

15' 10" x 10' 4" (4.82m x 3.16m)

A spacious double bedroom with two large front-facing windows providing ample daylight. .

## Bedroom 2

10' 2" x 9' 3" (3.09m x 2.82m)

A second bedroom also benefits from large windows allowing plenty of daylight. It is presented with wood effect flooring,

## Bathroom

8' 5" x 6' 6" (2.57m x 1.98m)

A fully tiled bathroom with a white suite including a bathtub with a mixer tap and shower attachment, a wash basin with vanity unit, and a close coupled toilet. It features a heated towel rail and a frosted window for privacy.

## Landing 2nd Floor

The landing on the second floor is carpeted and provides access to the two bedrooms on this floor.

## Bedroom 3

15' 9" x 10' 4" (4.80m x 3.16m)

Bedroom 3 is a generous room with wood effect flooring and two windows.

## Bedroom 4

10' 1" x 9' 3" (3.08m x 2.83m)

Bedroom 4 is a cosy room on the second floor with wood effect flooring and a velux window bringing in daylight.

## Rear Garden

The rear garden features a fenced boundary with wooden panelling and a gate. The garden is low maintenance with artificial turf, making it a neat and private outdoor space accessible from the kitchen.

## DISCLAIMER

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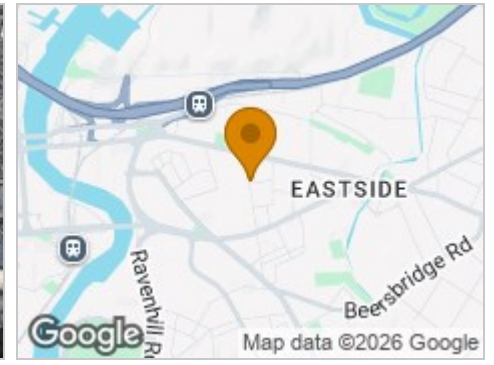
## Road Map



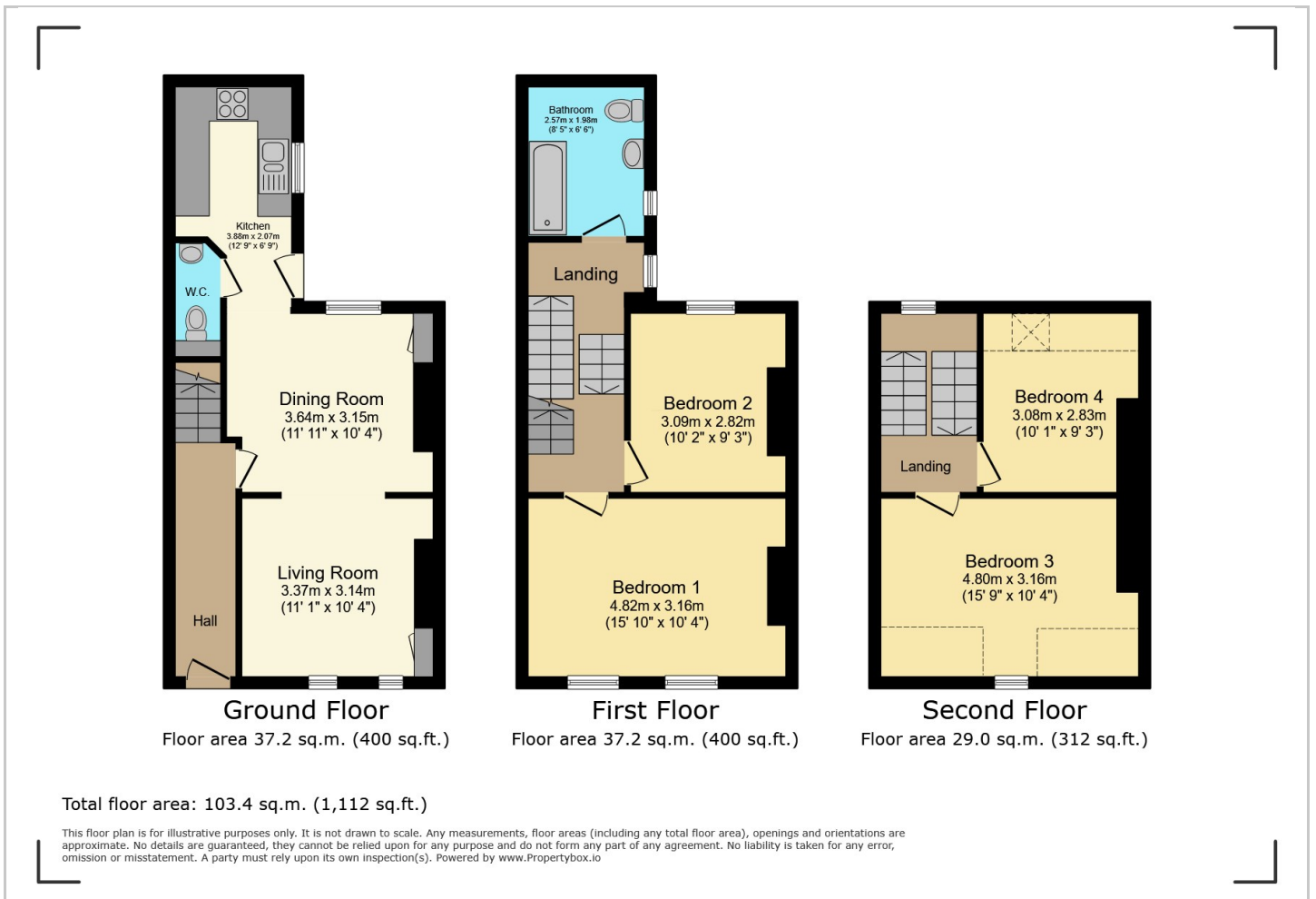
## Hybrid Map



## Terrain Map



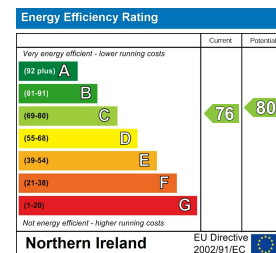
## Floor Plan



## 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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