



## 37 Park Avenue

Belfast, BT4 1PU

Offers in the region of £209,950



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## Hall

This charming hall welcomes you with a glass-panelled front door that allows natural light to filter through. The door opens directly into the entrance hall, creating a warm and inviting entrance to the home.

## Living Room

15' 1" x 13' 0" (4.60m x 3.96m)

The living room offers a comfortable and inviting space with a feature wall in a stylish blue geometric pattern that frames the fireplace. Light wood flooring extends throughout. The room is brightened by a large front window a perfect setting for relaxation or entertaining.

## Kitchen/Diner

16' 6" x 8' 8" (5.02m x 2.63m)

The kitchen/diner is a bright and functional space featuring a combination of tiled and wood effect flooring. It is fitted with modern white cabinetry with black tiled splashbacks. Appliances are integrated to include an oven and hob. A large window above the sink looks out over the garden, while sliding patio doors open onto the rear garden, flooding the dining area with natural light and creating a seamless indoor-outdoor connection. The dining area comfortably accommodates a table for four, making it ideal for family meals and entertaining.

## Bedroom 1

14' 2" x 9' 6" (4.31m x 2.89m)

Bedroom 1 is a spacious and inviting room. It features a large front-facing window allowing plenty of natural light to fill the room. A fitted cupboard provides useful storage space, while dark flooring contrasts nicely with the light walls.

## Bedroom 2

9' 11" x 9' 6" (3.03m x 2.89m)

Bedroom 2 is a bright, comfortably sized room featuring neutral walls and dark flooring. The large window allows in plenty of daylight, making the room feel airy and welcoming.

## Bedroom 3

6' 11" x 6' 8" (2.10m x 2.02m)

Bedroom 3 is a smaller, neat room with white walls and dark flooring, providing a simple and fresh space. It is currently unfurnished but offers versatility as a single bedroom or home office/ study.

## Shower Room

6' 7" x 5' 6" (2.00m x 1.67m)

This shower room is fitted with modern grey tiles and features a curved glass shower enclosure that maximises the use of space. It includes a white toilet and a vanity sink unit beneath a frosted window that allows light in while maintaining privacy. The room is practical and bright, with contemporary fixtures and fittings providing a fresh, clean feel.

## Landing

The landing area features neutral décor and dark flooring that continues from the stairs, creating a cohesive look. It provides access to all bedrooms and the shower room above the stairs.

## Rear Garden

The rear garden is a well-maintained, private space featuring a lawn bordered by mature shrubs and planting along one side, and a paved patio area adjoining the house ideal for outdoor seating. A stone path extends to

a further paved section at the far end, where a garage is located. The garden is enclosed by wooden fencing, providing a secure and peaceful outdoor environment.

### Front Exterior

The front exterior presents a traditional brick façade with a paved garden area. It is enclosed by a low brick wall with simple railings, and a paved path leads to the front door.

### Garage

18' 8" x 11' 8" (5.70m x 3.55m)

The garage is a spacious, detached building with a large garage door and an adjacent store room. The store room has its own door and window, offering additional storage space.

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## Road Map



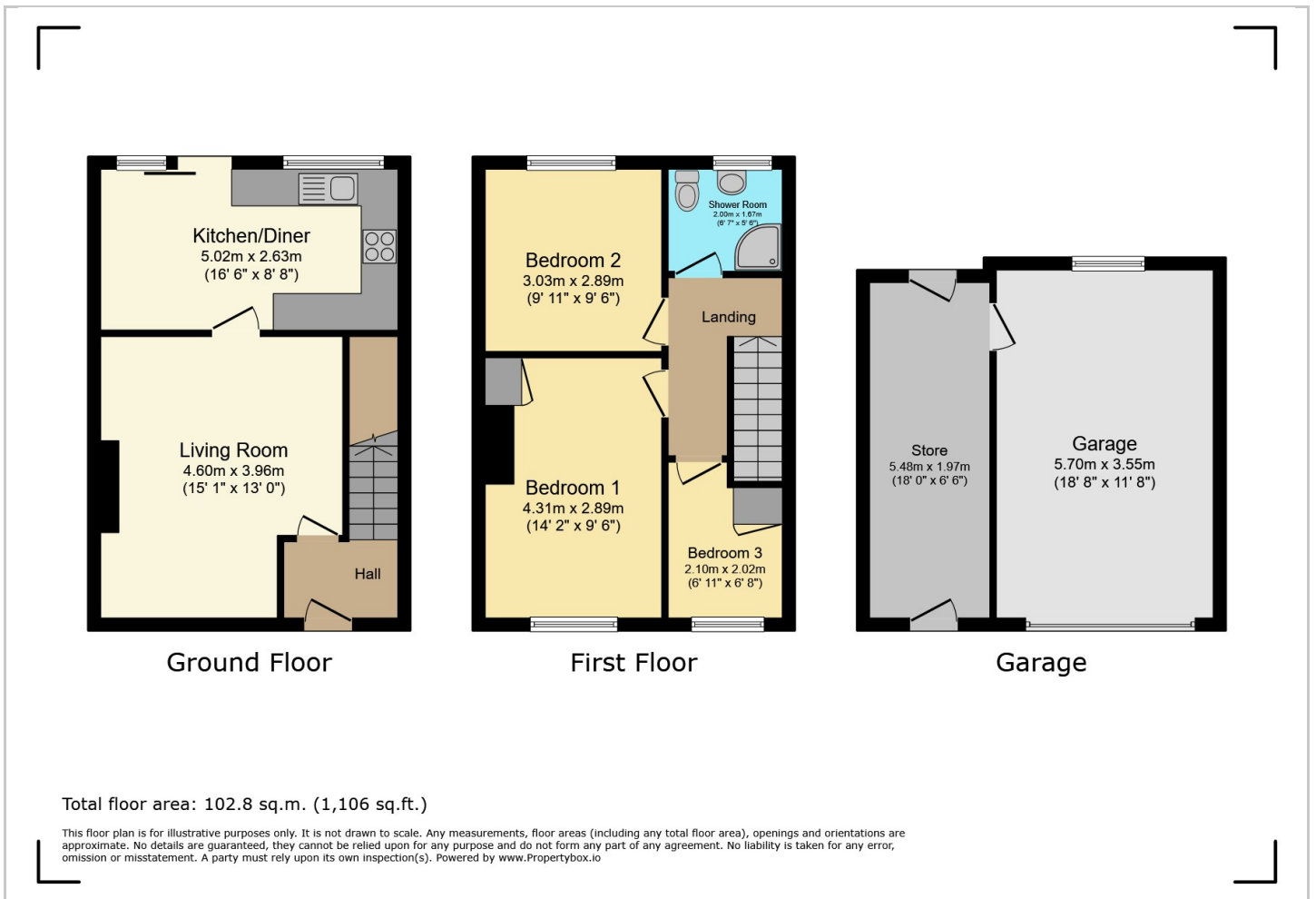
## Hybrid Map



## Terrain Map



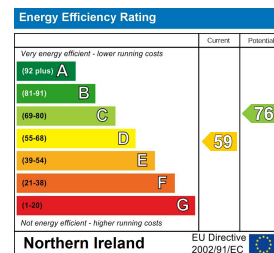
## Floor Plan



## 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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