

# STEWART & CO.

Estate Agents & Property Managers

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51 Cheviot Avenue,  
Belfast,  
BT4 3AG

Offers around  
**£129,950**  
EPC: D 62

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## DESCRIPTION

Stewart & Co. invites you to view this beautifully presented red brick mid terrace with rendered single storey bay to front and two storey return with extended kitchen. Modernised to a fine, contemporary standard this 3 bedroom property boasts space and convenience with touches of elegance throughout.

Located in close proximity to the well established Belmont, Ballyhackamore and Hollywood Arches retail and social areas, this property is ideally placed to access all they have to offer and is within a short walking distance to both the Glider and local Bus transport links, not to mention the Comber Greenway.

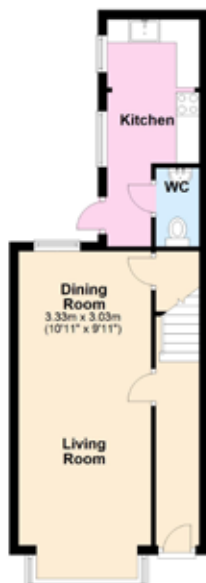
We recommend early viewing as properties of this calibre are proving very popular with both first time buyers and investors.

Contact Stewart & Co. for viewing arrangements.

## FEATURES:

**3 Double Bedrooms**  
**Through Lounge**  
**Downstairs WC**  
**Contemporary Kitchen**  
**Gas Fired Central Heating**  
**PVC Front and Rear Doors**  
**Double Glazing Throughout**  
**Excellent BT4 Location**

**Ground Floor**  
Approx. 35.9 sq. metres (385.9 sq. feet)



**First Floor**  
Approx. 31.4 sq. metres (337.6 sq. feet)



**Second Floor**  
Approx. 24.6 sq. metres (264.7 sq. feet)



Total area: approx. 91.8 sq. metres (988.2 sq. feet)

Plan prepared by EASIS - [www.easis.com](http://www.easis.com) - To be used as a guide only

Plan produced using PlanUp



## **ACCOMMODATION**

### **GROUND FLOOR**

<b>Entrance Hall</b>	Laminate Flooring. Single Radiator. 1No. Double Socket. Drop Lighting.
<b>Through Lounge</b> 7.26m x 3.03m 23'10" x 9'11"	Laminate Flooring. Meter Box with RCD Unit. 2No. Double Radiators. 5No. Double Sockets, (1No. With Twin USB). Recessed LED Spot Lighting. Under Stair Storage. Bay Window to Front.
<b>Ground Floor WC</b> 1.85m x 0.89m 6'00" x 2'11"	Vinyl Flooring. White Suite. Vanity Unit WHB. Mixer Tap. Tiled Splashback
<b>Kitchen</b> 5.16m x 1.97m 16'11" x 6'05"	Vinyl Flooring. 1No. Single Radiator. Spot Lighting. 1No. Single Socket. 4No. Double Socket, (1No. With Twin USB). Double Drainer Sink w/ Extendable Mixer Tap. Butcher Block Style Worktop.

### **FIRST FLOOR**

<b>Bathroom</b> 2.14m x 2.08m 7'00" x 6'09"	Vinyl Flooring. Part Tiled Walls. White Bath Suite. Shower Over Bath. Centrally Heated Towel Rail.
<b>Bedroom 1</b> 2.90m x 3.98m 9'06" x 13'00"	Carpet Flooring. Drop Lighting. 1No. Double Radiator. 3No. Double Sockets.
<b>Bedroom 2</b> 3.29m x 2.38m 10'09" x 7'09"	Carpet Flooring. Drop Lighting. 1 No. Double Radiator. 2No. Double Sockets.
<b>Landing</b>	Carpet Flooring. Storage Cupboard. Gas Boiler Housing. 1No. Single Radiator

### **SECOND FLOOR**

<b>Landing</b>	Carpet Flooring. Velux Window. 1No. Double Socket
<b>Bedroom 3</b> 5.70m x 3.99m 18'08" x 13'01"	Carpet Flooring. 1No. Double Radiator. 3No. Double Sockets. Built In Storage Under Eaves. Large Landscape Velux Window. Spot Lighting.

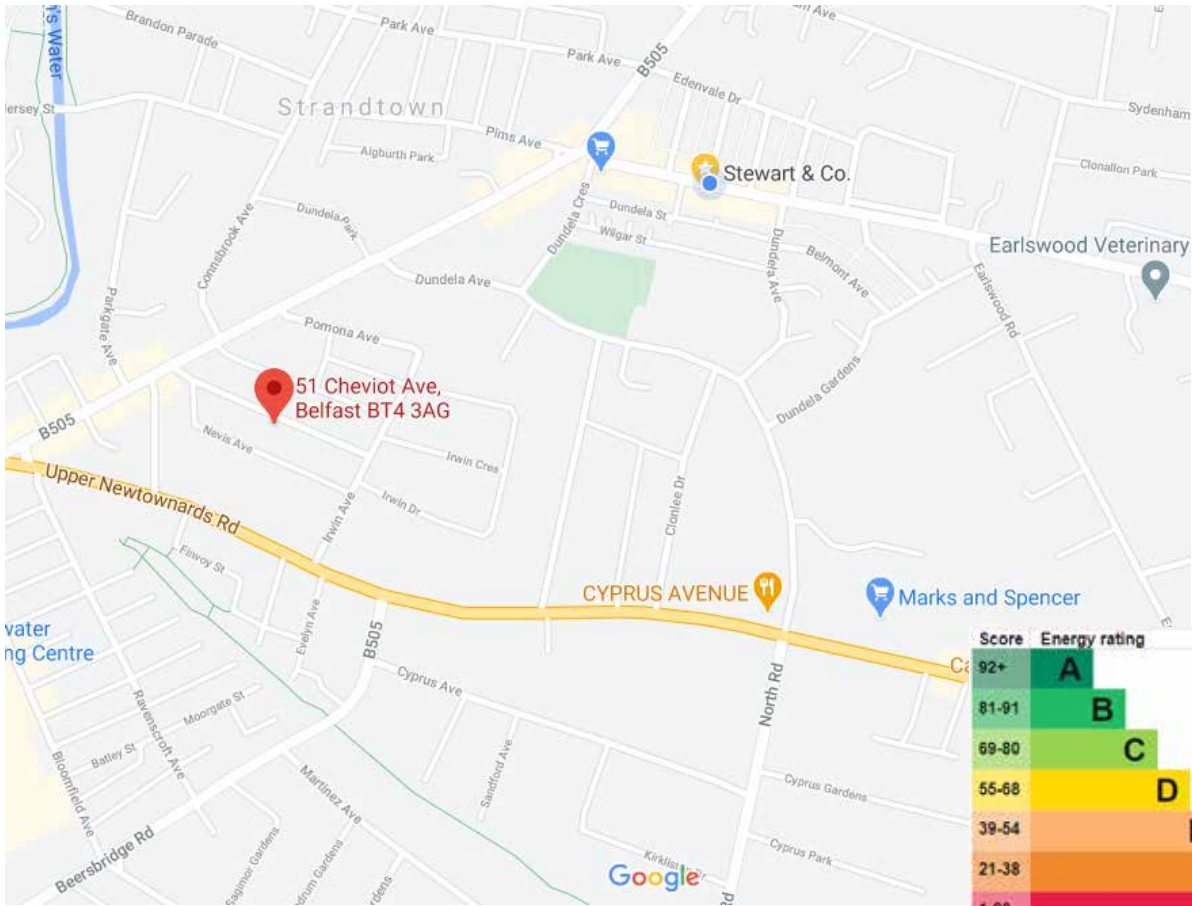












Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	74   C
39-54	E		
21-38	F		
1-20	G		



We at Stewart & Co. pride ourselves on providing a friendly, personal service with a door-always-open policy. Operating out of the Belmont Village area we currently manage a wide ranging portfolio of property throughout Belfast, Co. Down and Co. Antrim and have a wealth of experience in commercial and residential sales and letting.

We are here to help with all your property requirements, please contact us if we can be of assistance.

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