

# STEWART & CO.

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**£169,950**  
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## FEATURES

- 3 Bedrooms
- Master with Luxury En Suite
- Contemporary Dining Kitchen
- Gas Fired Central Heating
- PVC Front and Rear Doors
- Double Glazing Throughout
- Excellent BT4 Location

Stewart & Co is delighted to market this 3-bedroom detached house in one of East Belfast's most desirable areas. Being a very modern build, completion certificate dated 2013, this property benefits from wider doorways and hall and a reassuringly high energy performance rating.

Accommodation comprises an impressive entrance hall, living room and kitchen on the ground floor, master bedroom with luxury en-suite, 2 double bedrooms and family bathroom on the first floor.

Beautifully decorated throughout, this lovely home is within walking distance to the shops and cafes of the bustling Belmont Village and ideally located close to several leading primary, secondary and grammar schools as well as transport links to the city centre.

Outside are fenced and gated front garden with a private garden to rear providing off street parking accessed from Ashbrook Drive and a ramped approach to glazed double doors from the Dining Kitchen.

Early viewing is recommended as properties in this area are proving very popular.



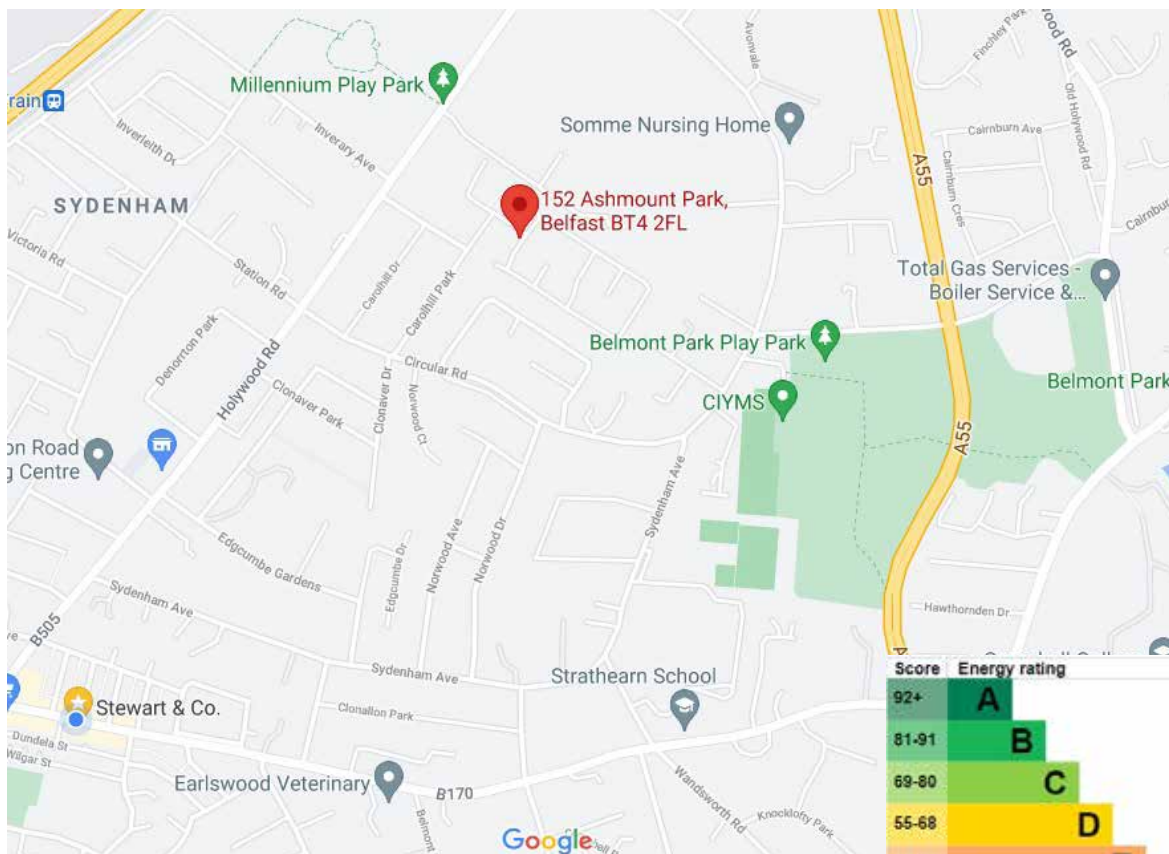




## ACCOMMODATION

Entrance Hall: 4'03" x 15'11" (1.31m x 4.87m)	Tiled Floor. Recessed LED Lighting. Double Radiator. Room Thermostat.
Living Room: 11'08" x 12'05" (3.58m x 3.80m)	Laminate Flooring. Recessed LED Lighting. Double Radiator
Kitchen/Dining: 16'03" x 10'03" (4.96m x 3.14m)	Modern Fitted Kitchen with Oven and Gas Hob on Island. Gas Boiler. Tiled Floor. Recessed and Under Cabinet Lighting. Double Radiator. Under Stair Storage Plumbed for WC.
Bed 1: 8'10" x 12'06" (AWP) (2.70m x 3.82m) (AWP)	Master Bedroom with En-suite. Carpeted. 2 x Fitted Wardrobes. Double Radiator.
Luxury En-suite: 4'05" x 5'01" (1.35m x 1.56m)	Tiled Floor and Walls. White Suite. Quadrant Shower Enclosure with Electric Shower. Recessed LED Lighting.
Bed 2: 10'07" x 10'03" (3.23m x 3.14m)	Carpeted. Double Radiator.
Bed 3: 7'01" x 8'06" (2.18m x 2.59m)	Carpeted. Double Radiator.
Bathroom: 7'06" x 6'03" (2.29m x 1.91m)	Tiled Floor and Walls. Recessed LED Lighting. White Bathroom Suite. Tile Panelled Bath with Thermostatic Shower over.
NAV: Leasehold:	£140,000 Assumed long term subject to annual ground rent (TBC)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74   c	75   c
55-68	D		
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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