

## 22 Oceanic Avenue, Belfast, BT15 2HS



- **Superb Three Storey Mid-Townhouse**
- **4 Bedrooms**
- **1+ Reception**
- **Popular Convenient Location**
- **Modern Fitted Kitchen With Contrasting Work Surfaces**
- **Deluxe White Family Bathroom Suite**
- **Private Enclosed Courtyard To Rear**
- **Gas Fired Central Heating**

**PRICE Offers Over £124,950**

*Situated off the popular Antrim Road, this three storey mid-townhouse enjoys a well-planned living layout, a modern fitted kitchen and deluxe family bathroom suite. Positioned within close proximity to a plethora of local amenities, transport options, schools and leisure facilities. Suited to a variety of purchasers, early viewing is advised to avoid disappointment.*

**>Sales >New Homes >Commercial >Rentals >Mortgages**

Antrim  
12 Church Street  
BT41 4BA  
Tel: (028) 9446 6777

Ballyclare  
51 Main Street  
BT39 9AA  
Tel: (028) 9334 0726

Glengormley  
9A Ballyclare Road  
BT36 5EU  
Tel: (028) 9083 0803

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Laminate flooring.

#### LOUNGE 24'7" x 10'8"

At widest points and into bay. Laminate flooring. Feature fireplace with granite hearth and wooden surround. Dual window aspect.

#### MODERN KITCHEN 13'2" x 7'1"

Equipped with a comprehensive range of high and low level unit with contrasting work surfaces. One and half bowl stainless steel sink unit with mixer tap. Integrated oven and 4 ring hob. Stainless steel extractor fan with perspex hood. Plumbed for washing machine. Space for tumble dryer. Space for fridge freezer.

### FIRST FLOOR

#### WHITE FAMILY BATHROOM SUITE

Comprising panelled bath with waterfall shower attachment, button flush W.C and pedestal wash hand basin with mixer tap. Tiled floor. Fully tiled walls with complementary border.

#### BEDROOM 3 10'7" x 10'2"

At widest points.

#### BEDROOM 1 14'8" x 11'7"

At widest points. Dual window aspect. Laminate flooring.

### SECOND FLOOR

#### BEDROOM 4 8'4" x 6'7"

At widest points and into eaves. Laminate flooring. Velux window.

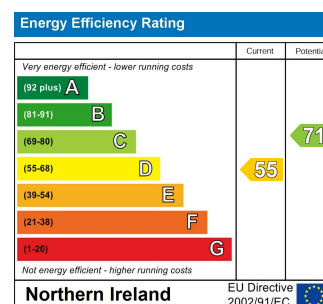
#### BEDROOM 2 13'7" x 10'2"

At widest points and into eaves. Laminate flooring. Dormer window.

### OUTSIDE

Neat paved garden to front screened by perimeter wall.

Private paved easy-maintenance courtyard to rear with lean to cover.



**IMPORTANT NOTE TO ALL PURCHASERS:  
We have not tested any of the systems or appliances at this property.**

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