



This attractive recently refurbished three storey end terrace is situated on this popular tree lined avenue, located to the rear of Queen's University and within walking distance of an array of shops and restaurants. Well-presented throughout it retains many fine features.

The accommodation offers flexible options for future use and in brief comprises, living room, modern fitted kitchen open plan to casual dining area downstairs bathroom and bedroom with ensuite shower room. There are a further four further bedrooms all with luxury ensuite facilities, and on both the first and second floor are two kitchenettes. The property benefits from gas heating, is beautifully presented throughout and benefits from a rear enclosed garden. It will appeal to an owner occupier or investor as it benefits from access to the developed 'Wild Flower Alley' and is located in an area which has recently had resident parking permits introduced. We can highly recommend a viewing to fully appreciate this fine property.

Offers Around
£450,000

20 College Park
Avenue,
BELFAST,
BT7 1LR

Viewing by
appointment
through agent
028 9066 3030

- Attractive end terrace property
- Recently renovated throughout to high standard
- Situated on a tree lined residential street
- Flexible accommodation for a range of uses
- Five bedrooms all with ensuite
- Modern kitchen with casual dining
- A kitchenette on both the first and second floors
- Enclosed rear garden
- Great location close to many amenities



The Property Comprises:

Ground Floor

Solid wood front door with glazed top panel to . . .

RECEPTION HALL: Ceramic tiled floor. Wooden door with glazed panel to . . .

INNER HALLWAY: Part ceramic tiled floor, part wood laminate wood effect floor.

LIVING ROOM/BEDROOM: 14' 10" x 12' 4" (4.51m x 3.77m) (at widest points). Laminate wood effect floor, low voltage spotlights.



KITCHEN: 13' 8" x 10' 9" (4.16m x 3.28m) Modern fitted kitchen with excellent range of high and low level units, four ring electric hob, stainless steel extractor fan, electric oven, sink unit with drainer, space for fridge freezer, plumbed for dishwasher, space for washer/dryer, laminate work surfaces, part tiled walls, ceramic tiled floor.



SHOWER ROOM: Luxury white suite comprising jacuzzi shower with double drencher, low flush wc, concealed sitem with decorative surround, wash hand basin in vanity unit, chrome heated towel rail, tiled splash back, ceramic tiled floor, mirror with electric connection, low voltage spotlights, extractor fan.



BEDROOM (1): 14' 6" x 11' 2" (4.42m x 3.4m) Feature bay window, low voltage spotlights, laminate wood effect floor.

LUXURY ENSUITE SHOWER ROOM: 14' 6" x 11' 2" (4.42m x 3.4m) Modern white suite comprising large shower with double drencher wet room style shower, low flush wc connected into wall, wash hand basin in vanity unit, chrome heated towel rail, ceramic tiled floor, part tiled walls.



STORAGE ROOM: Water tank with pressurized water system, combi gas boiler.

First Floor Return

STUDY AREA:

First Floor

KITCHENETTE: 9' 4" x 4' 12" (2.84m x 1.52m) Modern fitted kitchen with range of high and low level units, four ring electric hob, stainless steel extractor fan, electric hob, wooden work surfaces, ceramic tiled splash back, wood effect laminate wood floor, space for washing machine.



BEDROOM (2): 14' 10" x 12' 10" (4.52m x 3.9m) Bay window, feature headboard, laminate wood effect floor, low voltage spotlights.

LUXURY ENSUITE SHOWER ROOM: Modern white suite comprising jacuzzi shower, low flush wc, concealed cistern, wash hand basin in vanity unit, chrome heated towel rail, low voltage spotlights, extractor fan, ceramic tiled floor, part tiled walls.



BEDROOM (3): 14' 9" x 11' 9" (4.49m x 3.58m) Feature headboard, laminate wood effect floor.

LUXURY ENSUITE SHOWER ROOM: Modern white suite comprising large enclosed fully tiled shower cubicle with double drencher shower head, low flush wc, wash hand basin in vanity unit, wired electric mirror, chrome heated towel rail, ceramic tiled floor, fully tiled walls, low voltage spotlights, extractor fan.



Second Floor Return

STUDY AREA/STORAGE:

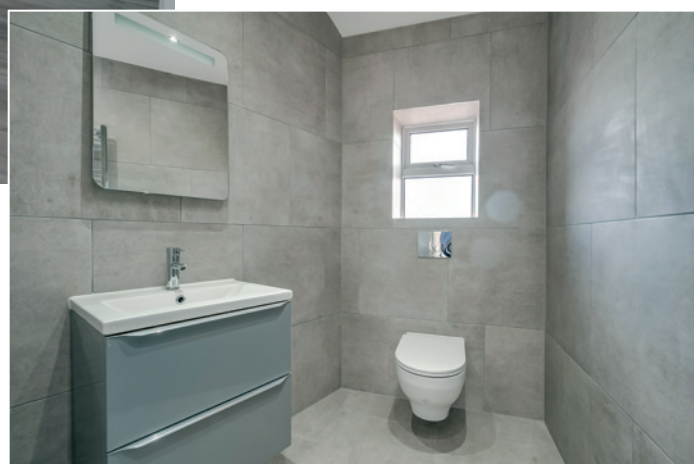
KITCHENETTE: 9' 3" x 5' 8" (2.82m x 1.74m) Modern fitted kitchen with range of high and low level units, stainless steel sink unit, four ring electric hob, stainless steel extractor fan, electric oven, space for washing machine, wood effect ceramic tiled floor.



Second Floor

BEDROOM (4): 14' 6" x 11' 9" (4.41m x 3.58m) Feature headboard, laminate wood effect floor.

LUXURY ENSUITE SHOWER ROOM: Large shower cubicle with fully tiled enclosure seat, low flush wc, wash hand basin in vanity unit, chrome heated towel rail, extractor fan, low voltage spotlights, ceramic tiled floor, fully tiled walls.



BEDROOM (5): 12' 10" x 11' 9" (3.91m x 3.57m) Feature headboard, laminate wood effect floor, low voltage spotlights.

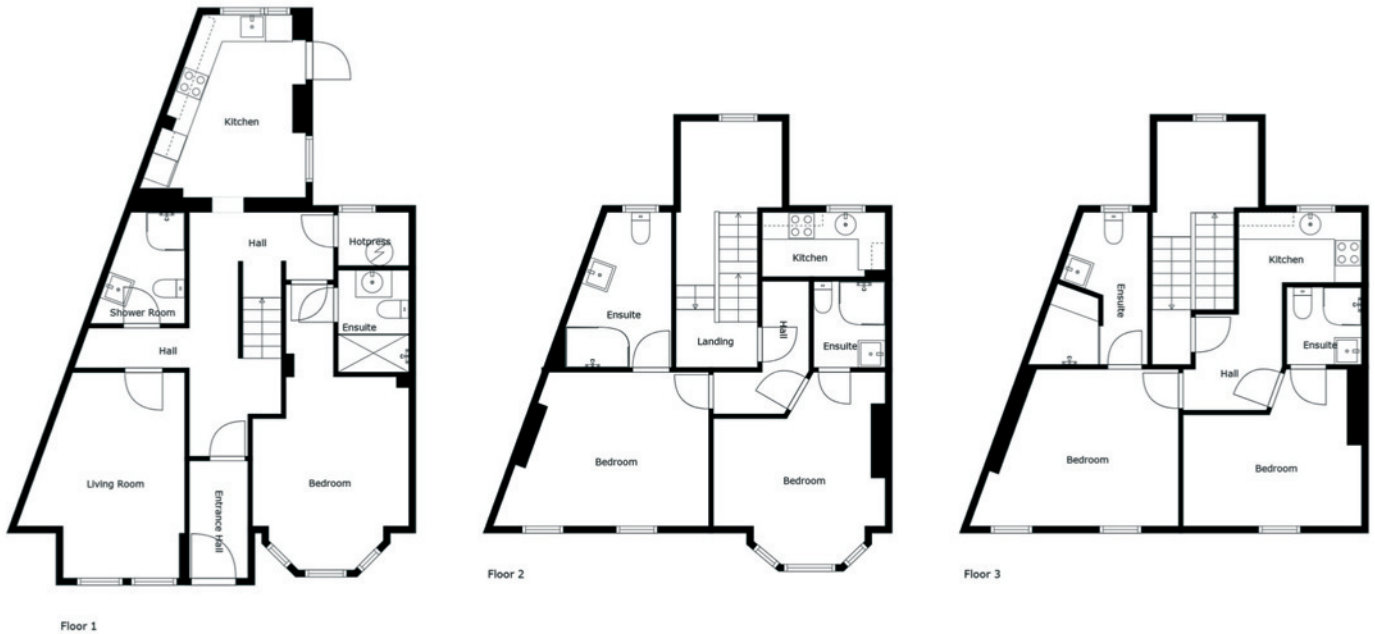
LUXURY ENSUITE SHOWER ROOM: Modern white suite comprising jacuzzi shower, low flush wc, wash hand basin in vanity unit, chrome heated towel rail, ceramic tiled floor, part tiled walls, low voltage spotlights, extractor fan.



Outside

Enclosed front private amenity space paved and bounded by redbrick wall and railings. Enclosed rear garden laid in paving and pebbles, bounded by mixture of garden wall and timber fencing.



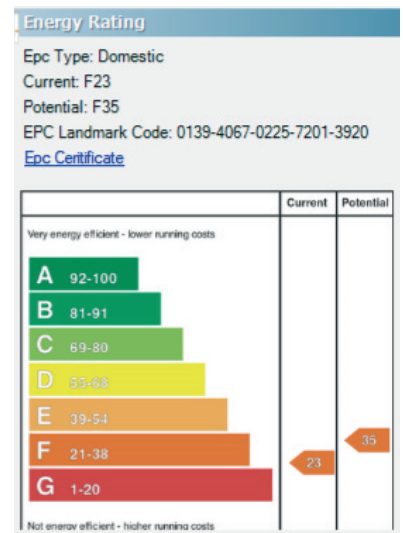


Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

College Park Avenue is directly behind Queens University Belfast, easily accessed off University Street or from the Ormeau Road.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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