

GERARD MCCLINTON  
ESTATE AGENT

14 Belmont Avenue, Belfast, BT4 3DD  
Offers in the region of £235,000







# 14 Belmont Avenue

Belfast, BT4 3DD

- Refurbished Terrace Townhouse
- Stunning Open Plan Living Dining Area
- Master Suite with Walk In Robe & En Suite
- Luxurious Bathroom with 4 Piece Suite
- Replastered & Redecorated
- Highly Desirable Belmont Location
- Brand New, Contemporary Kitchen With Range of Integrated Appliances
- 2 Further Bedrooms
- Gas Heating, Double Glazing, DPC, Full Rewire
- EPC C Rated - Highly Efficient Home

Gerard McClinton Personal Estate Agent is thrilled to bring 14 Belmont Avenue to the market for sale.

Newly refurbished, this property has undergone an extensive renovation project. Recently finished, the property now comprises the most stunning accommodation layout, perfect for young professionals, those that like entertaining and definitely those that like something a bit "WOW".

On the ground floor, there is an inviting entrance hall which retains some of the original ceiling coving, you then enter into the most stunning open plan living dining area with beautiful feature painted walls, large feature glazing and opening onto the kitchen. The kitchen is super contemporary, a mix of dark soft closing units with some contrasting light wall units and marble effect worktops. Features such as the striking matt black sink, integrated appliances and the large windows and double doors opening onto the rear deck area. This really transforms this home and gives an abundance of light inside and a superb feeling of space outside.

On the first floor the bathroom is just beautiful, a brand new 4 piece suite comprising a bath with matt black mixer taps, a separate double shower cubicle, again with striking matt black shower and mixer, a contemporary sink with vanity unit under and the wc. The master suite is next on this floor, the developers of this property had the most wonderful of ideas by transforming one of the bedrooms into the Master Suites very own dressing room and en suite shower room. Now you have a large bedroom to the front with double windows, luxurious deep pile carpet opening onto the dressing room with open robes and a stunning en suite shower room.

On the top floor are two further large bedrooms, both with luxurious deep pile carpet.

Outside, the front benefits from a walled and gated forecourt and to the rear is a well designed deck patio, ideal for sipping a morning coffee, or an evening cocktail, on those sunny days

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## Entrance Hall

## Open Plan Living / Dining Room

24'6" x 11'3" (7.47 x 3.44)

## Kitchen

15'4" x 7'0" (4.69 x 2.14)

## First Floor

## Bathroom

10'4" x 6'10" (3.17 x 2.09)

## Master Suite

14'8" x 10'9" (4.48 x 3.3)

## Dressing Room

9'0" x 4'11" (2.75 x 1.5)

## En Suite Shower Room

8'10" x 5'2" (2.7 x 1.6)

## Second Floor Landing

## Bedroom

14'6" x 10'10" (4.42 x 3.32)

## Bedroom

10'10" x 9'2" (3.32 x 2.81)

## Outside







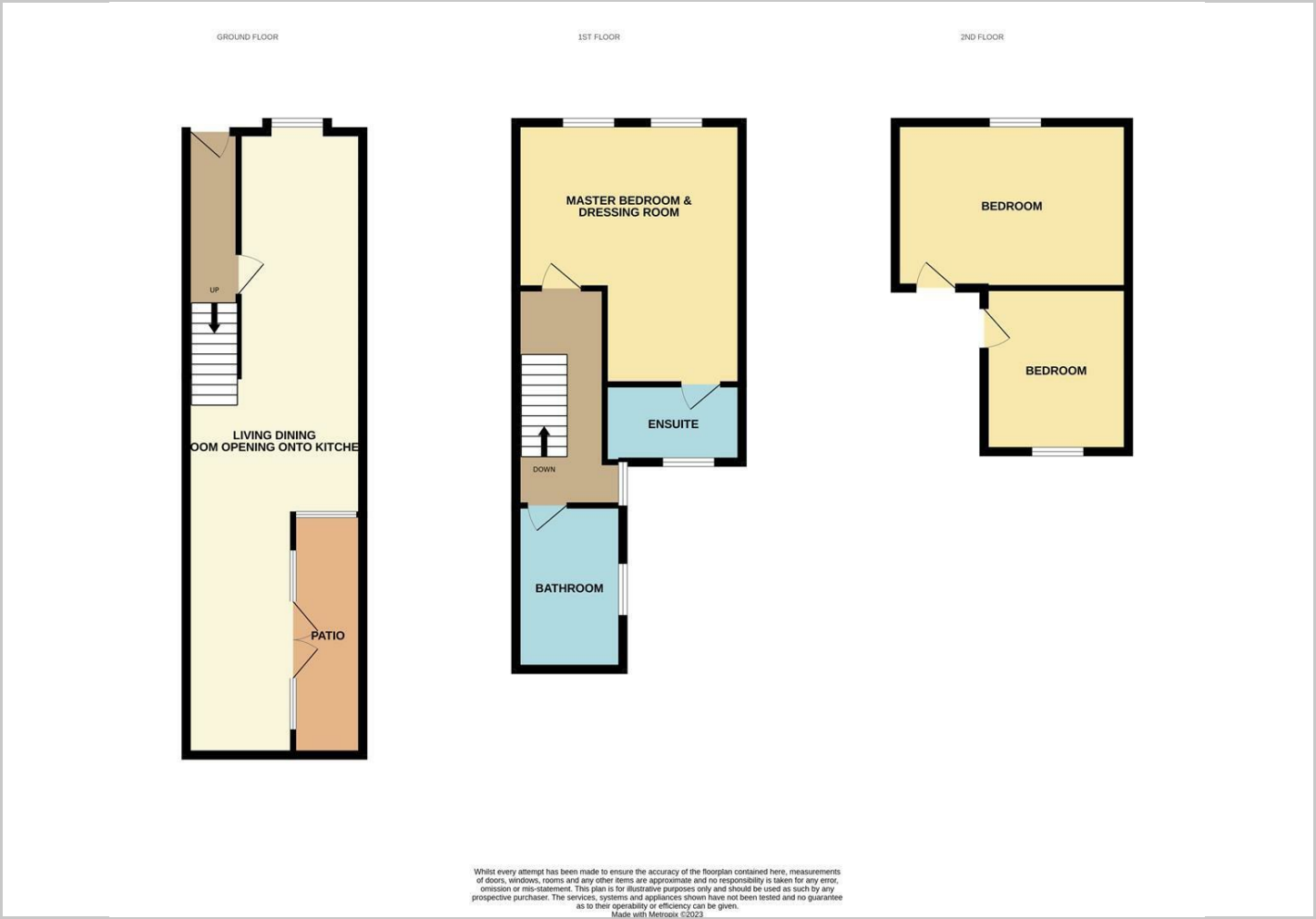
## Directions







Floor Plans



Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

