

GERARD MCCLINTON
ESTATE AGENT



5 Belmont Avenue, Belfast, BT4 3DD

Offers in the region of £205,000



3



2



1



C



Offers in the region of £205,000

5 Belmont Avenue

Belfast, BT4 3DD

- Immaculately Presented & Upgraded Home
- Large Bright Living Room with Wood Burning Stove
- Ground Floor WC with Modern Suite
- Gas Central Heating & Double Glazing
- Highly Desirable Belmont Area & Close to Ballyhackamore Village
- 3 Bedrooms (two with built in robes)
- Stunning Fitted Kitchen with Integrated Appliances & Dining Area
- Contemporary First Floor Bathroom with Double Shower Cubicle
- Spacious Rear Courtyard Garden with Ample Entertaining Space

For the first time buyers, this property is a perfect choice. Situated off the highly desirable Belmont Road, you will find yourself in one of Belfast's trendiest hotspots. The street is "round the corner" from superb local eateries, cafes, and boutique shops. If you take a leisurely stroll down treelined Earlswood, you will reach bustling Ballyhackamore, where even more trendy pubs, restaurants, and cafes await.

The property itself has been meticulously owned and upgraded by my clients. It is presented immaculately, ready for new owners to simply walk in and enjoy. Unlike the standard two-storey terraces on the street, this property is larger and offers more space. As you enter, you will be greeted by an inviting entrance hall with a charming black and white tiled entrance porch. The ground floor features a contemporary wc and a spacious living room to the front. The living room boasts a wood-burning stove, laminate wooden flooring, a feature painted wall, and dual aspect glazing, allowing for an abundance of natural light.

Through the glazed door, you can catch a glimpse of the stunning kitchen. The kitchen is designed to maximize light and features a white fitted kitchen with a wood block effect worktop. It is equipped with an integrated oven, four-ring hob, and extractor. There is also ample space for a fridge freezer, washing machine, tumble dryer, and a family dining table.

Moving upstairs, you will find three well-proportioned bedrooms. Two of the bedrooms are generous doubles, both with built-in robes, while the third room is a spacious single. The bathroom is truly stunning, with beautiful patterned tiled flooring and a contemporary white suite. It includes a double-sized shower cubicle, thermostatic shower, wc, and wash hand basin, all impeccably maintained.

Outside, the rear of the property offers a spacious paved patio garden, providing plenty of space for entertaining.

For more property content remember to check out Instagram: [@belfaststateagent](#)



Entrance Porch

Entrance Hall

Cloakroom

5'10" x 2'9" (1.8 x 0.85)

Living Room

15'3" x 12'7" (4.65 x 3.86)

Dining Kitchen

11'11" x 11'3" (3.65 x 3.45)

First Floor Landing

Bedroom 1

11'5" x 9'6" (3.48 x 2.9)

Bedroom 2

13'1" x 8'6" (3.994 x 2.61)

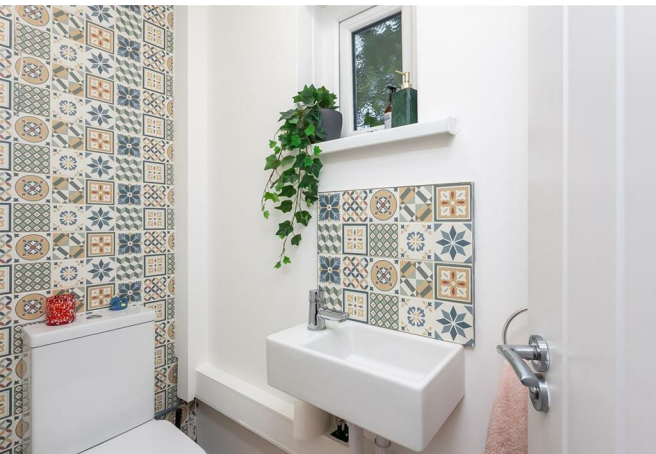
Bedroom 3

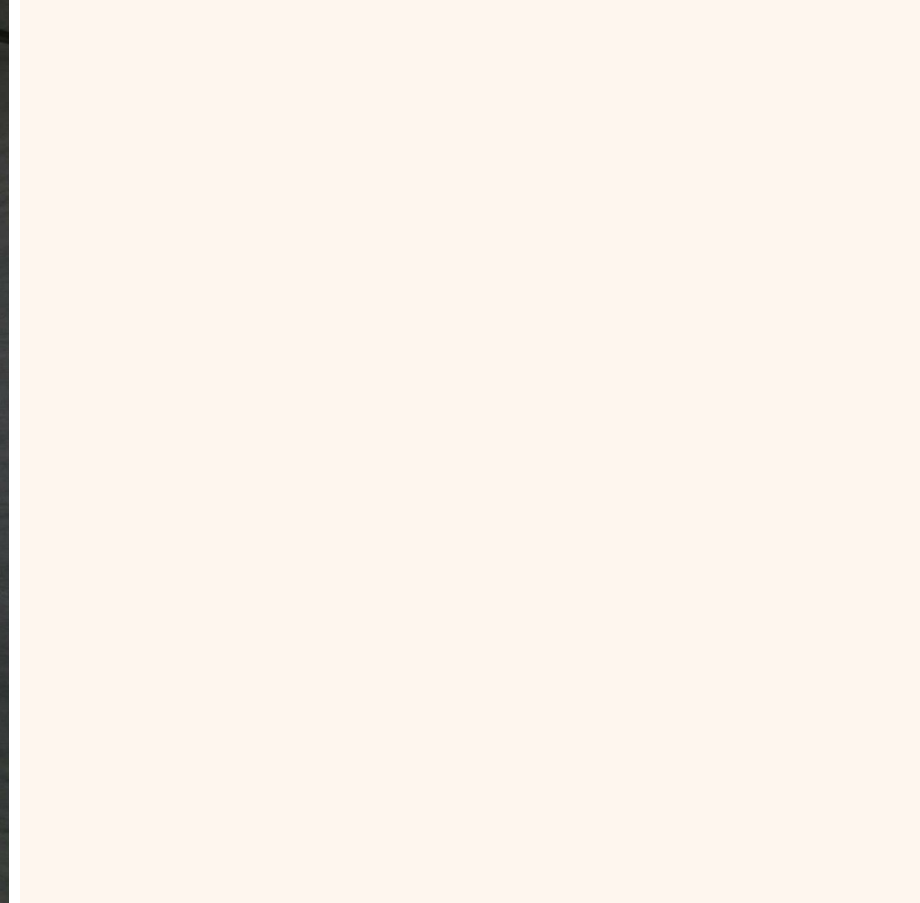
11'11" x 6'6" (3.64 x 1.99)

Bathroom

8'5" x 5'6" (2.58 x 1.69)

Outside





Directions





Floor Plans



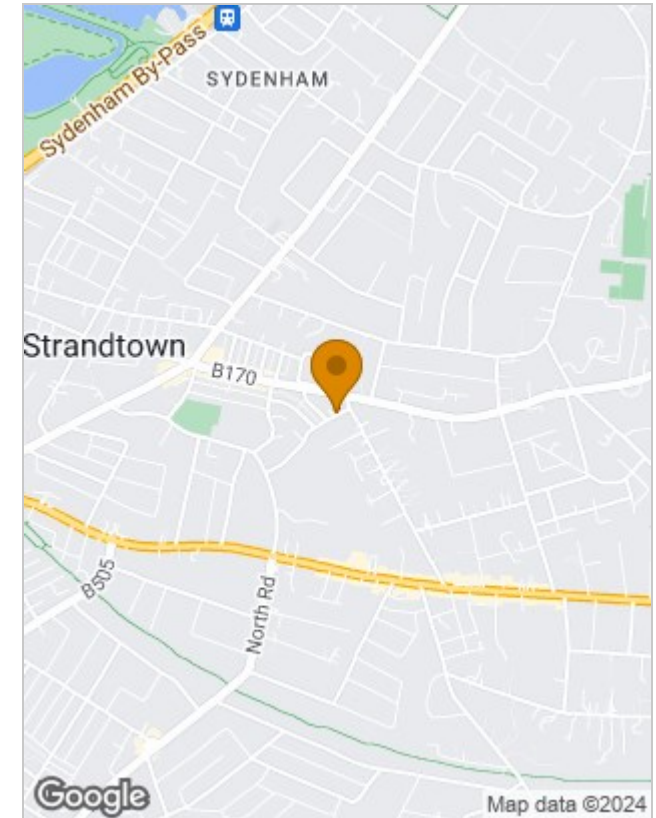
Viewing

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.

Tel: 02890 992 884 Email: info@gerardmclinton.co.uk <https://www.gerardmclinton.co.uk>

Location Map



Energy Performance Graph

