



Stunning, renovated, two bedroom end terrace finished to a high standard with fine and original features throughout. Delightful courtyard garden to enjoy the sunnier days.

The property is bright and modern throughout, comprising; entrance hall, lounge open plan to dining room with picture rails, modern fitted kitchen with a range of appliances/features to include; antique brass handles, original brick splash back walls, Indesit double oven, fridge/freezer, dishwasher, wine cooler and washing machine. Sliding patio door access to the enclosed courtyard. There are two good sized double bedrooms and a modern bathroom with quirky floor tiling.

There is gas heating and double glazed windows.

Ideal for an owner occupier or investor wanting the convenience of being walking distance to many local amenities off the Lisburn Road, including; cafes, bars, shops, restaurants and public transport whilst offering easy access into the City or to the motorway network for travelling further afield.

Offers Over
£184,950

11 Charleville Avenue,
BELFAST,
BT9 7HG

Viewing by
appointment
through agent
028 9066 3030

- Stunning, Renovated, Two Bedroom Terrace with a Homely Ambiance and Many Fine Features
- Walking Distance of the Lisburn Road Amenities
- Entrance Hall
- Lounge Open Plan to Dining Room with Picture Rails
- Modern Fitted Kitchen with Anthracite Units, Antique Brass Handles, Original Brick Splash Back Walls and Patio Door Access to Courtyard
- Fitted Appliances to Include; Wine Cooler, Fridge/Freezer, Dishwasher, Washing Machine, Indesit Double Oven
- Two Good Sized Double Bedrooms
- Modern Bathroom with Quirky Floor Tiling, Bath with Shower and Drencher Shower Head
- Gas Heating/ Double Glazed Windows
- Delightful Rear Courtyard Sitting Area
- Ideal for An Owner Occupier or Investor Keen to Avail of the Fabulous Lisburn Road Location
- Easy Commuting Distance into the City and to the Main Motorway Network for the Commuter
- Price Includes Light Fittings and Curtains



The Property Comprises:

Ground Floor

Hardwood front door and glazing to:

ENTRANCE HALL: Laminate wood effect floor.

LOUNGE OPEN PLAN TO DINING ROOM: 21' 0" x 8' 4" (6.4m x 2.54m) (at widest points).
Under stairs storage cupboard. Laminate wood effect floor, picture rail.



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MODERN FITTED KITCHEN: 14' 11" x 5' 10" (4.55m x 1.78m) (at widest points). Range of high and low level units, work surfaces, white single drainer sink unit, antique brass handles, wine cooler, Hisense hob, extractor fan over, Indesit double ovens, integrated fridge/freezer, integrated dishwasher, integrated washing machine, splashback. Laminate wood effect flooring, original exposed brick splashback, low voltage spotlights. Sliding patio door to courtyard.



First Floor

LANDING: Cupboard with gas boiler, access to roofspace (insulated).

BEDROOM (1): 12' 0" x 9' 11" (3.66m x 3.02m)



BEDROOM (2): 10' 5" x 7' 0" (3.18m x 2.13m)



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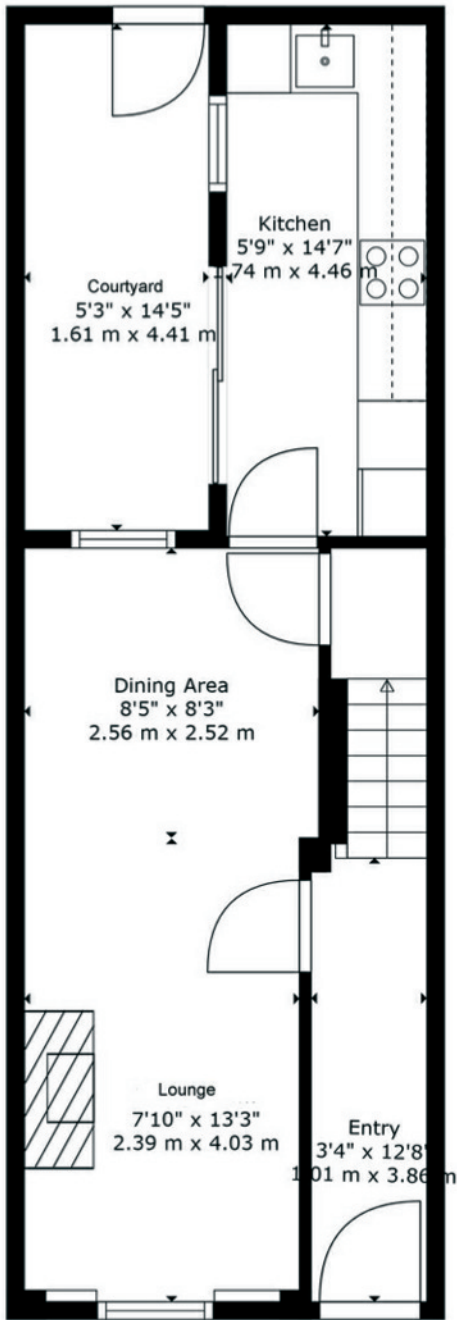
MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, panelled bath with shower over and drencher shower head, shelving. Ceramic tiled floor, low voltage spotlights, tongue and groove ceiling, extractor fan.



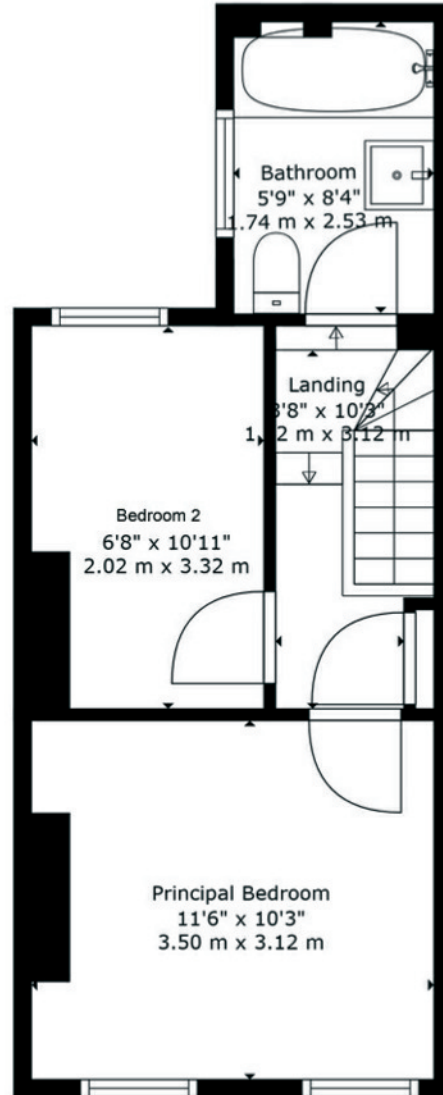
Outside

Courtyard garden with sitting area.





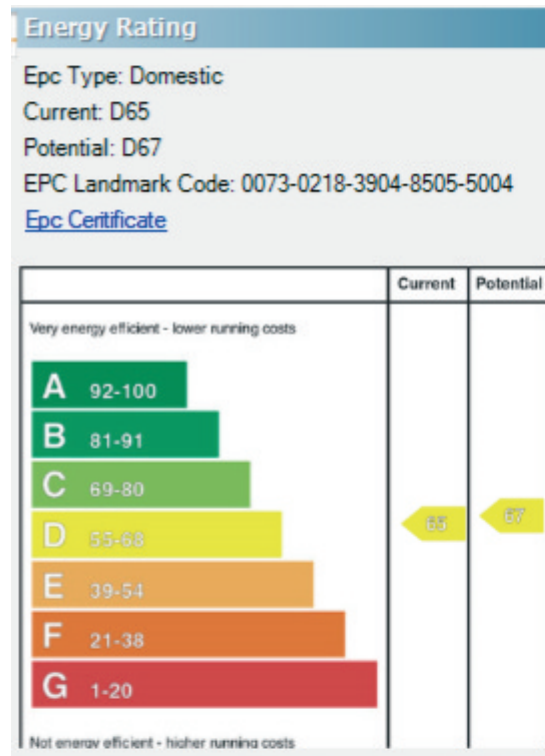
Floor 1



Floor 2

TOTAL: 630 sq. ft, 59 m2
 FLOOR 1: 333 sq. ft, 31 m2, FLOOR 2: 297 sq. ft, 28 m2
 EXCLUDED AREAS: PATIO: 76 sq. ft, 7 m2

Sizes And Dimensions Are Approximate. Actual May Vary.



Location:

Heading out of the city past the Police Station and the Chelsea Wine Bar, Charleville Avenue is on the right hand side.

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