



34 Cotswold Avenue, Newton Park, Belfast, BT8 6NA

Asking Price £220,000

Conveniently positioned just off Newton Park, in this prime and sought after residential location, we are delighted to market this good size home which at present are in high demand but also in short supply!. The accommodation consists of 3 bedrooms, a spacious lounge that opens to the dining room, a modern fitted kitchen, and a modern white bathroom suite and the added bonus of a ground floor w/c completes the accommodation. Outside there are off street parking facilities, a detached garage which was re-roofed 3 years ago and an enclosed rear garden. This area provides an excellent platform for those looking for amenities close at hand, with local shops, Tesco and the Forestside shopping centre within a short distance from the property. In addition it is well serviced with good transport options into and out of Belfast city centre. A well maintained home, that should appeal to many potential buyers currently scanning the property market.

- Superb semi detached home
- Lounge open to dining area
- Deluxe white bathroom suite
- Gas central heating
- Gardens to the front and enclosed to the rear
- Three good size bedrooms
- Modern fitted kitchen
- Ground floor w/c
- Double glazed windows
- Detached garage

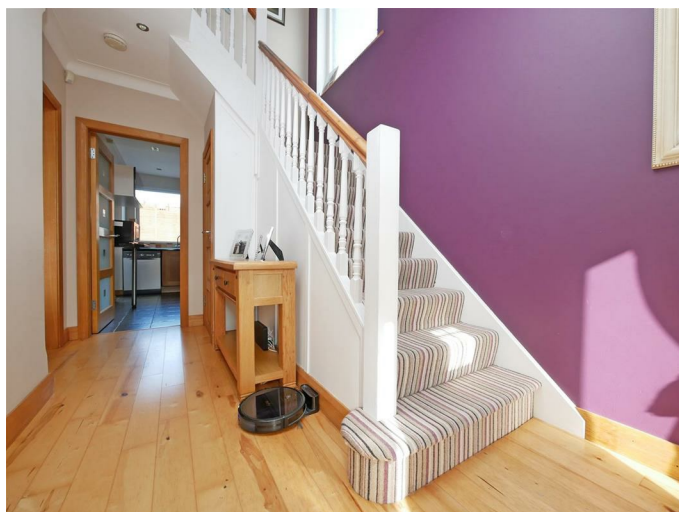
Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	63
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

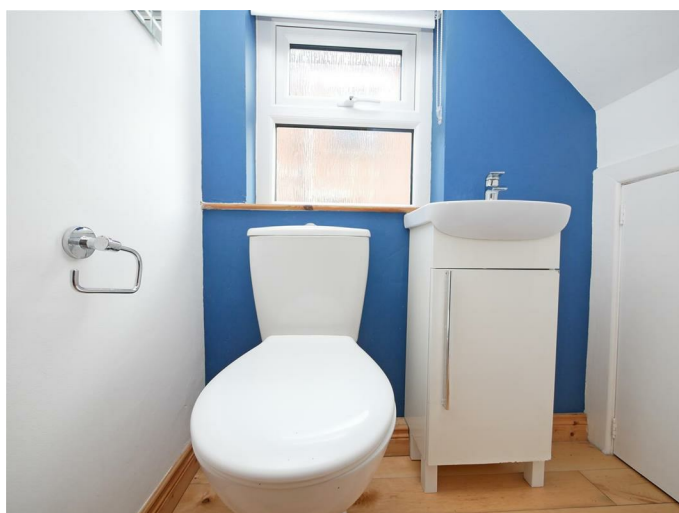
The accommodation comprises
Pvc double glazed front door leading to entrance hall.

Entrance hall



Solid wood flooring.

Cloaks



Ground floor w/c comprising low flush w/c, wash hand basin with storage below.

Lounge / dining 23'9 x 11'2 (7.24m x 3.40m)



Solid wood flooring, feature multi fuel burner. Open to dining area.

Dining area



Sold wood flooring.

Kitchen 12'7 x 7'9 (3.84m x 2.36m)



Full range of high and low level units, single drainer 1 1/2 bowl sink unit with mixer taps,

formica work surfaces, cooker space, extractor fan, fridge space, breakfast bar, tiled floor, recessed spotlights.

1st floor

Roof space

Floored, light and power, roof window.

Bedroom 1 11'1 x 10'9 (3.38m x 3.28m)



Bedroom 2 12'1 x 10'9 (3.68m x 3.28m)



Bedroom 3 8'4 x 7'9 (2.54m x 2.36m)



Access to the roof space.

Bathroom



Modern white bathroom suite comprising panelled bath, mixer taps, Chrome thermostatically controlled shower, low flush w/c, wash hand basin with storage below, chrome towel radiator, tiled floor, recessed spotlights, gas boiler.

Outside

Off street parking that leads to a detached garage.

Detached garage 17'1 x 9'4 (5.21m x 2.84m)

The garage was re-roofed approximately 3 years ago. Up and over door, light and power. Plumbed for washing machine.

Front gardens

Gardens to the front laid in lawn.

Rear gardens

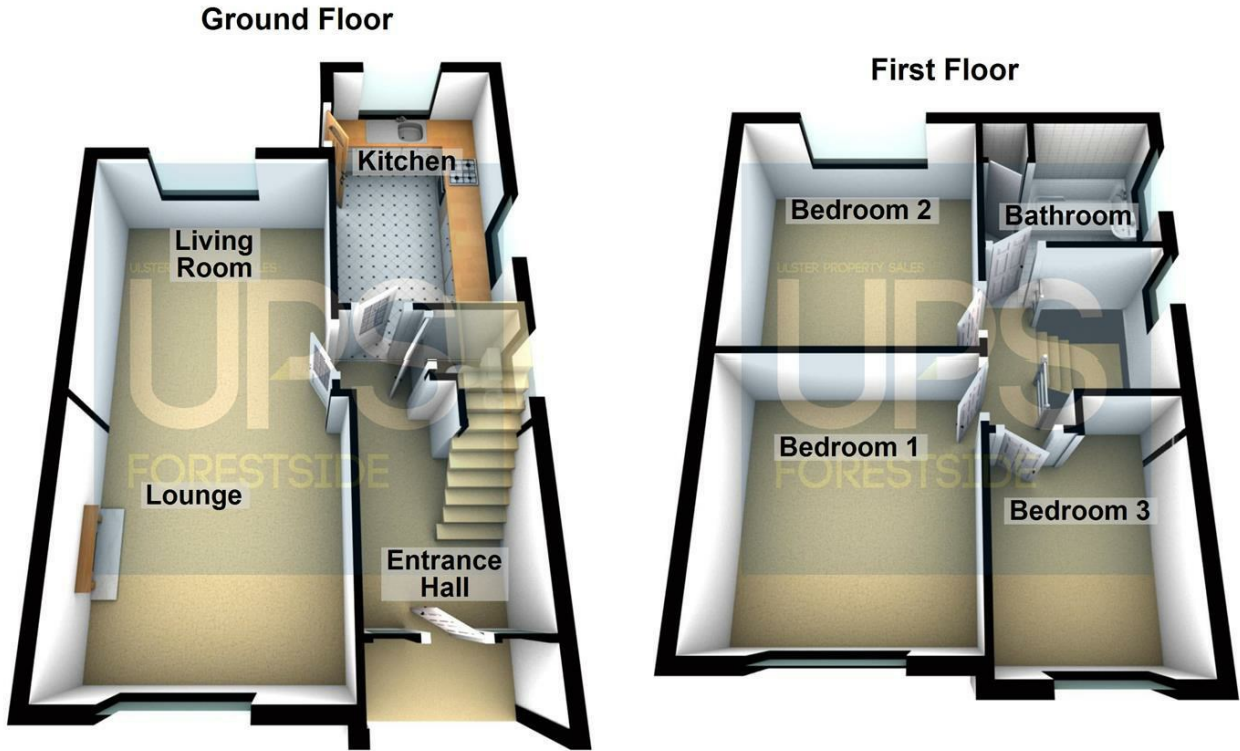


Enclosed gardens to the rear laid in lawn with additional flagged patio area.

Rear elevation

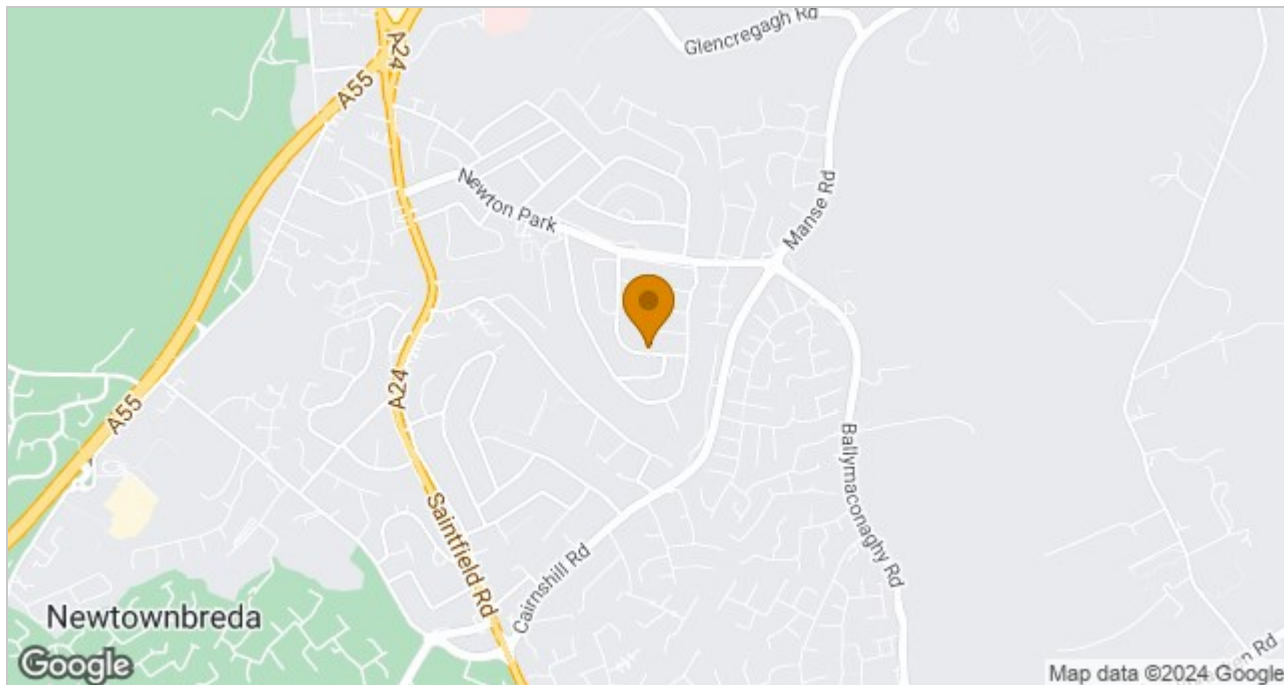


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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