



27 Heath Lodge Avenue , Belfast, BT13 3WH

Offers Around £164,950

Immaculately Presented Modern Built Town House.

A fabulous opportunity to purchase an immaculately presented and recently updated town terrace within this highly regarded residential development. The modern accommodation comprises 3 bedrooms, through lounge, newly installed luxury kitchen with dining incorporating built-in oven and 4 ring gas hob and deluxe white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, master bedroom with en-suite shower room and extensive use of quality wood laminate and ceramic floor coverings throughout. Secure car parking to rear and hard landscaped gardens combined with low outgoings and excellent surrounding amenities makes this a home not to be missed - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		73	77
EU Directive 2002/91/EC			

27 Heath Lodge Avenue

, Belfast, BT13 3WH



- Immaculately Presented Modern Built Town House
- 3 Bedrooms
- Modern White Bathroom
- En-Suite Shower Room
- Gas Central Heating
- Secure Car Parking
- Sought After Development
- Newly Installed Luxury Kitchen
- uPvc Double Glazed Windows
- Hard Landscaped Gardens

Entrance Hall

Double glazed hardwood entrance door, double panelled radiator, ceramic tiled floor.

Through Lounge

17'6" x 12'2" (5.35 x 3.73)

Wood laminate floor, panelled radiator, french style double doors.

Kitchen

19'3" x 11'9" (5.88 x 3.59)

Single drainer composite sink unit, extensive range of high and low level units, formica worktops, stainless steel under oven and 4 ring gas hob, integrated microwave, stainless steel canopy extractor fan, plumbed for washing machine, concealed gas boiler, fridge/freezer

space, partly tiled walls, ceramic tiled floor, built-in storage, panelled radiator.

First Floor

Access to roofspace, panelled radiator, built-in storage.

Bathroom

Deluxe white suite comprising panelled bath, pedestal wash hand basin, low flush wc, partially tiled walls, Lvf flooring, panelled radiator.

Bedroom

14'10" x 10'11" (4.53 x 3.35)

Panelled radiator, wood laminate floor, built-in robes.

En-Suite

Modern white suite comprising fully 2 Car parking spaces.

tiled shower cubicle, drench style shower, pedestal wash hand basin, low flush wc, tiled walls, Lvf flooring, panelled radiator.

Bedroom

11'6" x 10'2" (3.52 x 3.10)

Panelled radiator, wood laminate floor, built-in robes.

Bedroom

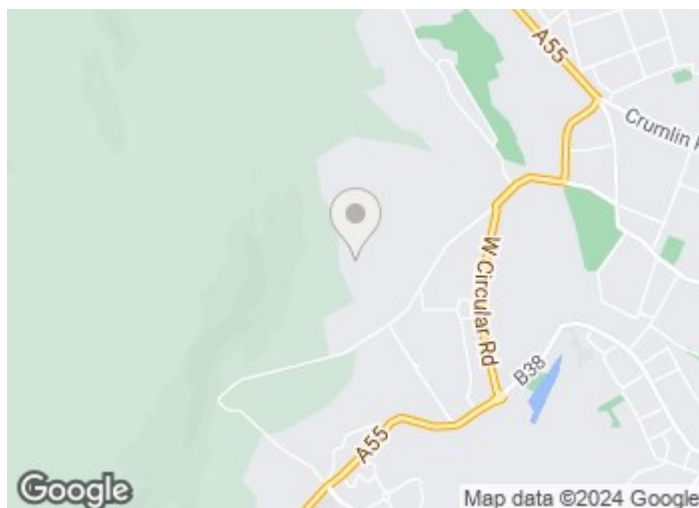
8'8" x 8'2" (2.65 x 2.50)

Wood laminate floor, panelled radiator.

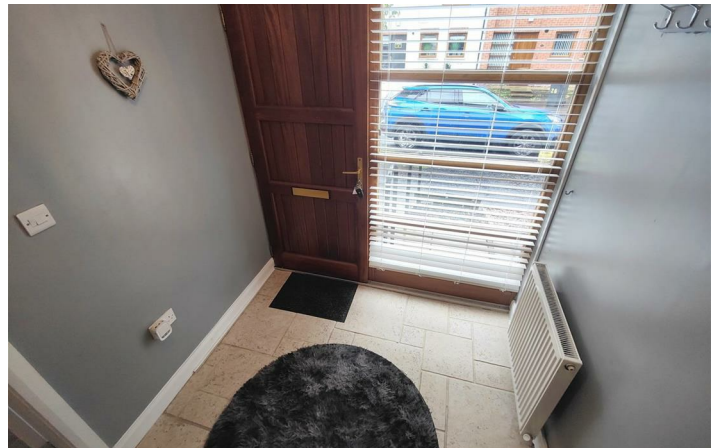
Outside

Hard landscaped gardens to rear, outside tap and light.

Remote Entry Car Parking

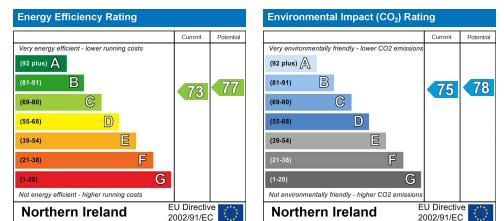


Directions



Floor Plan

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