

## 49 Avoca Street , Belfast, BT14 6EN

**Offers Over £155,000**

Stunning Extended Refurbished Period Town Terrace Within Walking Distance Of Crumlin Road Gaol And Short Commute To The City Centre.

Holding a prime position within this most convenient location adjacent to John Hewitt Park, a stroll to Crumlin Road Gaol Visitor Attraction & Conference Centre and with Belfast City Centre a short commute away this stunning refurbished period town terrace will have immediate appeal. The spacious interior comprises 4 bedrooms, lounge, living room with feature fireplace, extended modern fitted kitchen with dining, deluxe 4 piece white bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows, extensive use of quality ceramic and wood laminate floor coverings and has benefited from an extensive programme of works in recent years. The inner courtyard garden offers a delightful space to enjoy while to the rear is a private low maintenance "City" garden with feature patio, mature shrubs, external storage and attractive aspect. This spacious period home has been refurbished and superbly presented and all approx 10 minutes to the City Centre - Early Viewing is strongly 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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 49 Avoca Street , Belfast, BT14 6EN



- Stunning Extended Refurbished Period Town Terrace
- Deluxe 4 Piece White Bathroom Suite
- Refurbished And Re-Modelled To The Highest Standards
- Short Commute To The City
- 4 Bedrooms, 2 Reception Rooms
- Gas Central Heating
- Inner Courtyard, Delightful "City" Garden
- Extended Modern Fitted Kitchen, Utility Area
- Upvc Double Glazed Windows
- Walking Distance Of Crumlin Road Gaol

## Enclosed Entrance Porch

Mahogany entrance door, ceramic tiled floor.

## Entrance Hall

Glazed vestibule door, wood laminate floor, double panelled radiator.

## Lounge

13'0" x 12'1" (3.97 x 3.69)  
Wood laminate floor, attractive fireplace, cornicing, double panelled radiator.

## Living Room

13'11" x 12'4" (4.25 x 3.76)  
Attractive fireplace, wood laminate floor, cornicing, double panelled radiator.

## Kitchen

17'10" x 8'6" (5.44 x 2.61)  
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, free standing

cooker, integrated extractor fan, american style fridge/freezer space, partly tiled walls, plumbed for dish washer, Lvf flooring, recessed lighting, feature radiator, uPvc double glazed rear door.

## Utility Area

Lvf flooring, formica worktops, plumbed for washing machine, plumbed for tumble dryer.

## First Floor

Landing, built-in storage, concealed gas boiler.

## Bathroom

Deluxe 4 piece white suite comprising claw foot style bath, telephone handset shower, fully tiled shower cubicle, drench style shower, telephone handset shower, vanity unit, smart mirror, low flush wc, partially tiled walls, feature radiator, recessed lighting.

## Bedroom

11'5" x 11'6" (3.48 x 3.52)  
Panelled radiator.

## Bedroom

12'4" x 17'3" (3.76 x 5.26)  
Double panelled radiator, cornicing, attractive fireplace.

## Second Floor

Landing.

## Bedroom

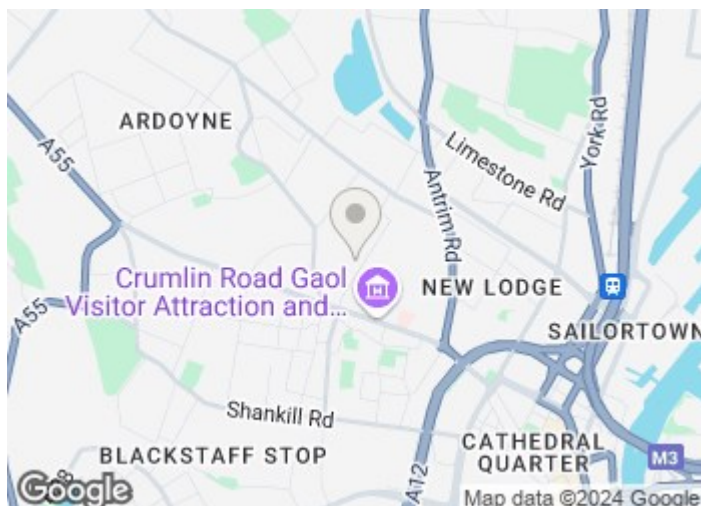
10'10" x 10'10" (3.32 x 3.32)  
Velux style window, panelled radiator.

## Bedroom

16'11" x 12'0" (5.17 x 3.67)  
Double panelled radiator.

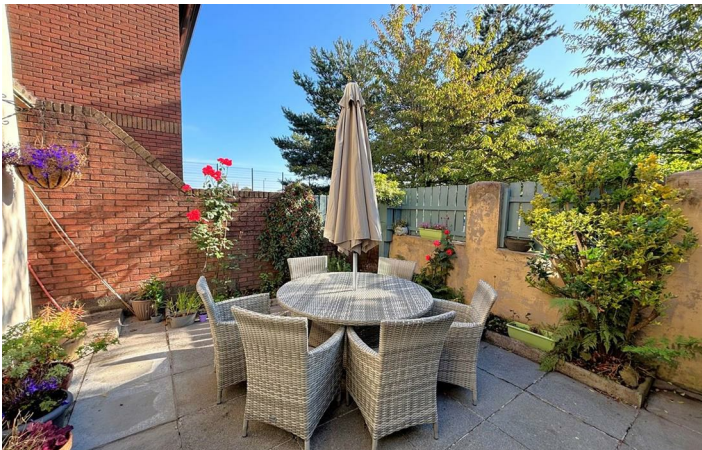
## Outside

Enclosed courtyard in patio. Rear garden in patio, mature shrubs, boundary wall with panel fencing, covered store, outside tap.



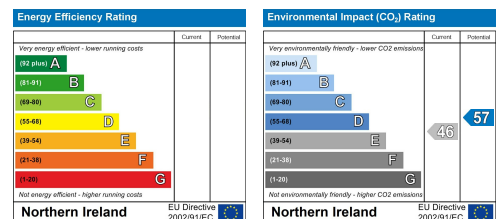
## Directions





# Floor Plan

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