



9 Thornberry Avenue , Belfast, BT14 8EH

Offers Over £185,000

Luxuriously Appointed Modern Constructed Town House In Superb Tree Lined Avenue.

An exceptionally fine modern constructed town house presented and maintained to a high standard. The modern interior comprises 3 bedrooms, master bedroom with modern white en-suite shower room, 2 reception rooms to include patio doors from dining room to garden, luxury fitted kitchen incorporating built-in double oven and gas hob and modern white bathroom suite with separate shower cubicle. The dwelling further offers Upvc double glazed windows and exterior doors, gas central heating, pvc fascia and eaves, downstairs furnished cloakroom, Juliette balcony to principle bedroom and has been presented to a high standard throughout. Ample carparking and private gardens with southerly aspect combines with a cul-de-sac position to make this a home worthy of your immediate attention.

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

9 Thornberry Avenue

, Belfast, BT14 8EH



- Modern Constructed Town Terrace
- Modern White Bathroom Suite
- Upvc Double Glazed Windows
- Off Street Carparking, Private South Facing Rear Gardens
- 3 Bedrooms, 2 Reception Rooms
- Furnished Downstairs Cloakroom
- Gas Central Heating
- Integrated Fitted kitchen
- En-suite Shower Room
- Spacious Accommodation Throughout

Entrance Hall

Solid entrance door, panelled radiator, under stairs storage, ceramic tiled floor.

Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, ceramic tiled floor.

Lounge

15'11" x 11'3" (4.86 x 3.45)

Feature fireplace, wood laminate floor, panelled radiator.

Kitchen

10'10" x 9'9" (3.32 x 2.98)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in double under oven and gas hob, stainless steel canopy extractor fan, integrated fridge/freezer, plumbed for

washing machine, partly tiled walls, ceramic tiled floor, concealed gas boiler.

Dining Room

10'7" x 9'6" (3.25 x 2.90)

Ceramic tiled floor, panelled radiator, upvc double glazed patio doors.

First Floor

Landing, airing cupboard.

Bathroom

Modern white suite comprising free standing panelled bath, pedestal wash hand basin, low flush wc, shower cubicle thermostatically controlled shower unit, fully tiled walls, ceramic tiled floor, chrome radiator, recessed lighting.

Bedroom

10'10" x 10'0" (3.31 x 3.05)

Wood laminate floor, panelled radiator.

Bedroom

12'0" x 11'0" (3.68 x 3.36)

Panelled radiator, juliette balcony, upvc double glazed patio doors.

En-Suite Shower Room

White suite comprising pedestal wash hand basin, low flush wc, shower cubicle, thermostatically controlled shower unit, part pvc panelled walls, ceramic tiled floor, panelled radiator.

Bedroom

7'6" x 6'7" (2.31 x 2.02)

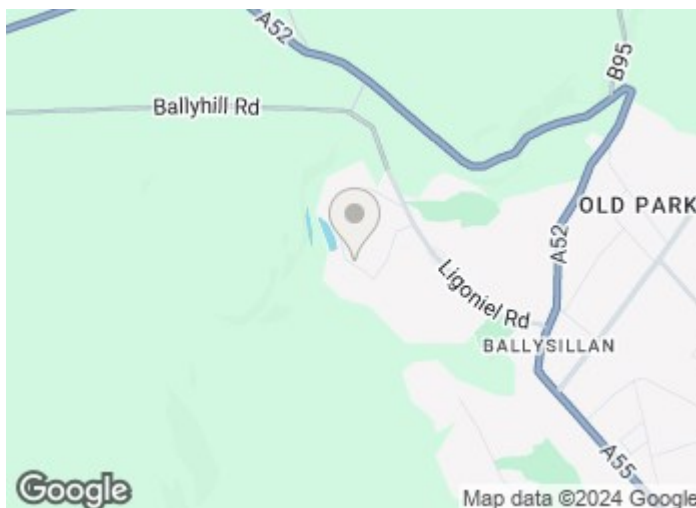
Panelled radiator.

Roof Space

Insulated

Outside

Gardens front in driveway with carparking bays and rear with southerly aspect in lawn, stone chip area, outside light and tap.



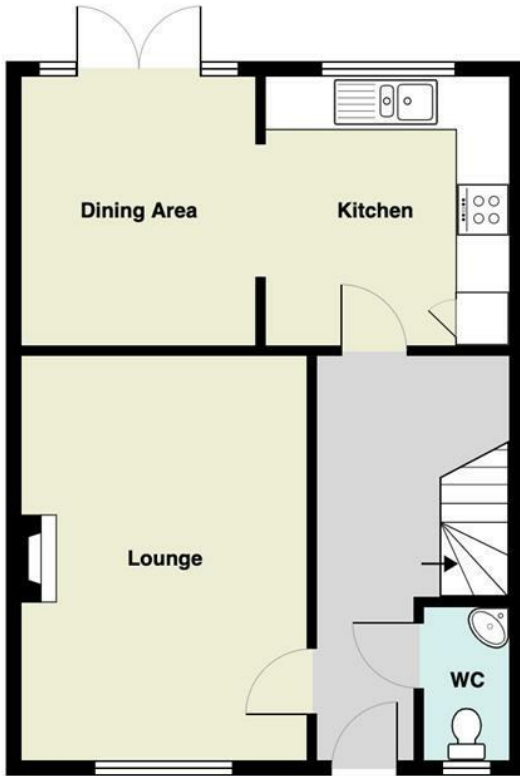
Directions



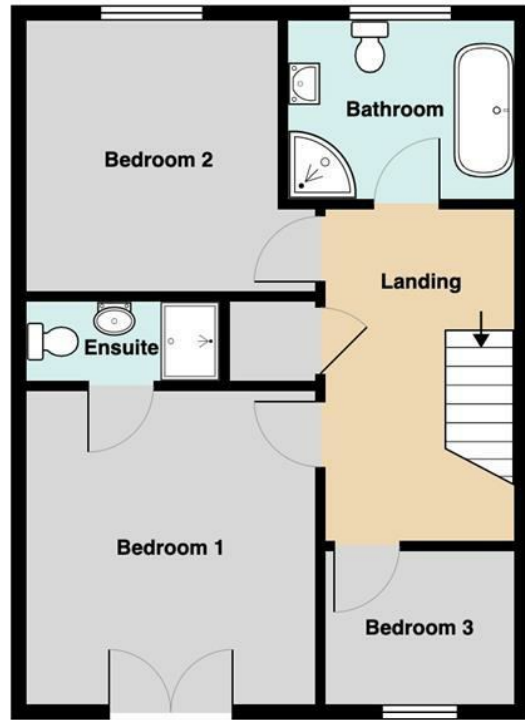
Floor Plan



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Ground Floor

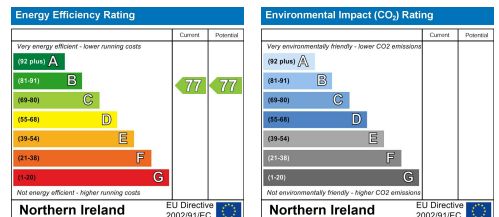


First Floor

Total Area: 88.2 m² ... 949 ft²

All measurements are approximate and for display purposes only

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