



3c Flax Street, Belfast, BT14 7EJ
Offers in the region of £165,000

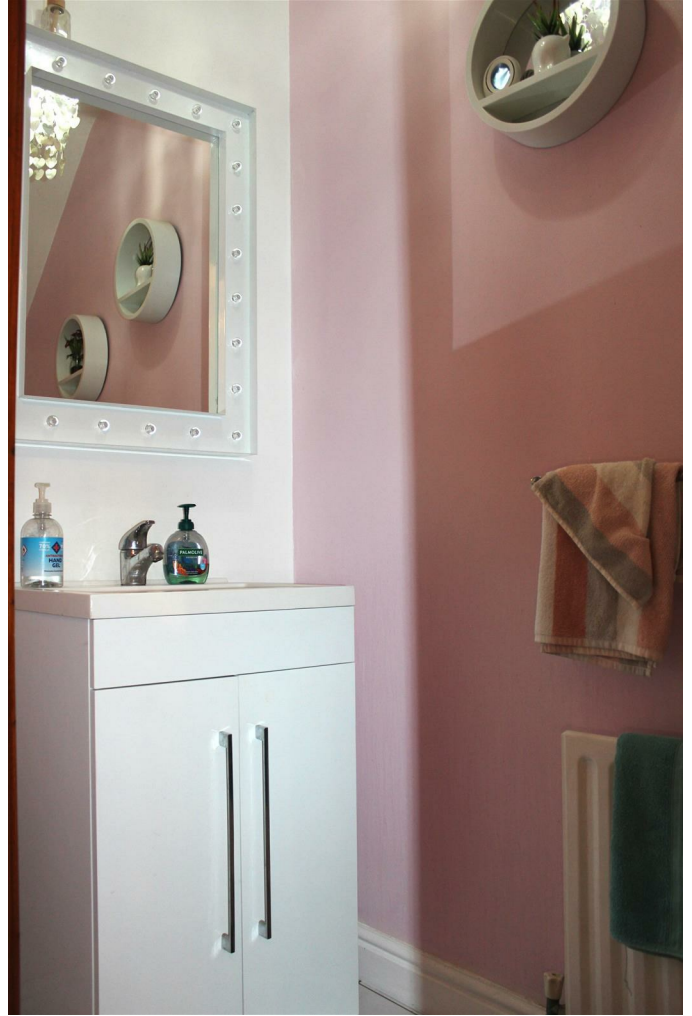
HMK Property is delighted to introduce this stylish, well presented four bedroom townhouse to the property market, located just off the Crumlin Road, Belfast .it benefits from lots of local amenities close by and fantastic transport links in and out of the city centre as well as further afield. On the ground floor there is a living room with gas fire, utility room, fourth bedroom (currently used as a children's nursery) and useful downstairs WC. The first floor has a spacious living room has a beautiful fireplace with gas fire insert, and open plan the kitchen/dining room with herringbone laminate flooring accessed through stylish double doors from the living room. On the second floor there is a family bathroom tastefully designed with blue and white tiles, panelled bath and pedestal sink and low flush W/C along with three further bedrooms, including the master with stylish en-suite shower room. Outside there is a South Easterly patio at the rear with a large storage shed. 3C Flax Street has the additional bonus with off street parking to the front of the property along with ample on street parking. Given the quality of finish, close proximity to schools and Belfast City Centre early viewing is highly recommended. Contact HMK Property today to arrange a viewing 02890397712.

ENTRANCE HALL



On entering the property there is a beautiful wooden Upvc door with ornate glass insert flooding the hall with natural light, you will be struck by how well presented the entrance hall is with a lovely bespoke radiator cover, ornate cornicing and ceiling rose and wooden skirting boards, the staircase has a solid wood balustrade adding to the feel of luxury, there is marble effect tiling throughout the ground floor hall, perfect for heavy traffic and busy families.

GUEST CLOAKROOM/WC



The guest cloakroom on the ground floor has a low flush W/C and built in vanity unit with great storage underneath, it also boasts of a heated handrail.

GROUND FLOOR LIVING ROOM 17'5" x 9'3"
(5.31m x 2.82m)



The ground floor living room has a large ornate wooden Upvc window and laminate wood effect flooring. There is a modern floating gas fire with beautiful stone inset and real flame effect, the room also boasts neutral grey painted walls with white skirting boards.

UTILITY ROOM 7'10" x 5'10" (2.39m x 1.79m)



The utility room is conveniently located off the living room on the ground floor and leads onto a south facing patio. It is fully plumbed for white goods with great storage cupboards and sink,.

NURSERY



This is a perfect sized guest room/study, currently used as an adorable nursery, it has luxurious grey carpet, skirting boards and mirrored slide robes, the wood effect Upvc window overlooking the back patio lets the natural light flood in, making this a very bright and airy room.

KITCHEN/DINING ROOM `16'1" x 9'8" (`4.92m x 2.97m)

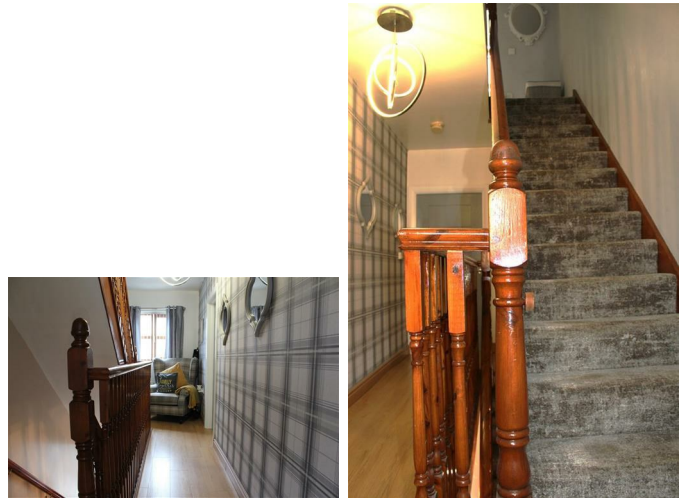
This stunning kitchen and dining room on the first floor is open plan with grey herringbone wood effect laminate flooring, beautiful bespoke grey fitted kitchen with ceramic hob and integrated oven. there are stylish white tiles matching in with the luxury feel décor the owners have tastefully created to make this a really special room. There are two wooden effect Upvc windows flooding the rooms with natural light, glass panelled double doors lead onto the living room.

LIVING ROOM 15'5" x 9'1" (4.71m x 2.79m)



The first floor living room is accessed from both the hall and the kitchen/dining room making it a fantastic entertaining space and perfect for busy family life, there is an electric fire set in an impressive cream fireplace surround, the room benefits from cornice ceiling and skirting boards continuing the luxurious feel throughout the house.

LANDING



The landing has solid wooden balustrades and luxurious grey carpet underfoot on the stairs as well as LED lighting making the stairway one of the many luxurious features of this home, the walls are partially wallpapered and painted continuing the stylish décor throughout, laminate wooden flooring can be found on the landing and into the bedrooms.

MASTER BEDROOM 12'5" x 8'7" (3.81m x 2.62m)

The master bedroom is tastefully decorated with wood effect laminate flooring, skirting boards and built in slide robes. It has a large Upvc wood effect window flooding the room with natural light.

EN-SUITE 7'3" x 3'7" (2.23m x 1.10m)



The en-suite has a tiled floor and panelled walls with a low flush W/C, sink with vanity unit with useful storage underneath and a corner shower with glass sliding doors.

BEDROOM 2 9'1" x 8'4" (2.78m x 2.55m)



The second bedroom on the first floor has wood effect laminate flooring, skirting boards and again tastefully designed with a large Upvc window.

BEDROOM 3 9'1" x 7'0" (2.79m x 2.14m)



The third bedroom on the first floor has a Velux Upvc window, laminate flooring and skirting boards.

BATHROOM 6'6" x 6'1" (1.99m x 1.87m)



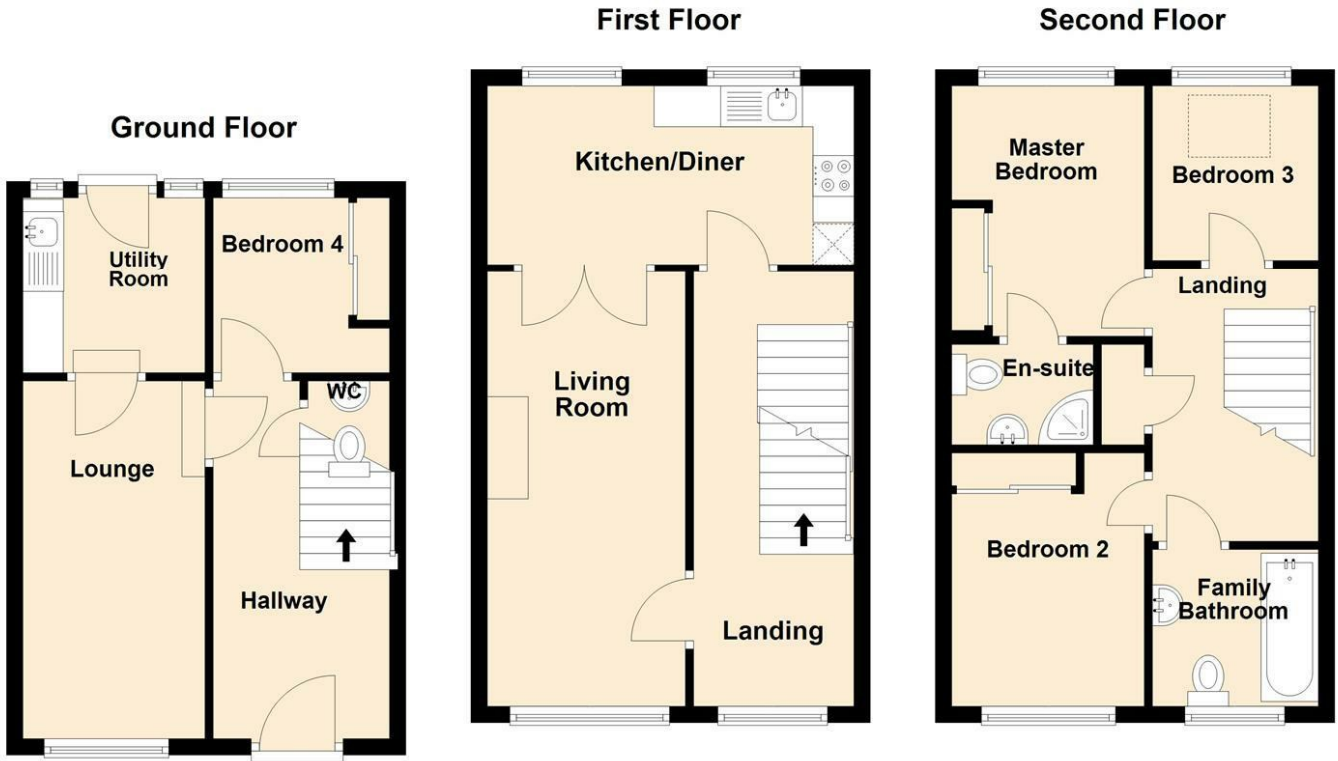
The main family bathroom is well presented with a panelled bath, low flush w/c, sink and vanity unit, the bathroom is fully tiled in neutral blue and white tones there is a useful radiator beside the sink and a wood Upvc window

OUTSIDE PATIO



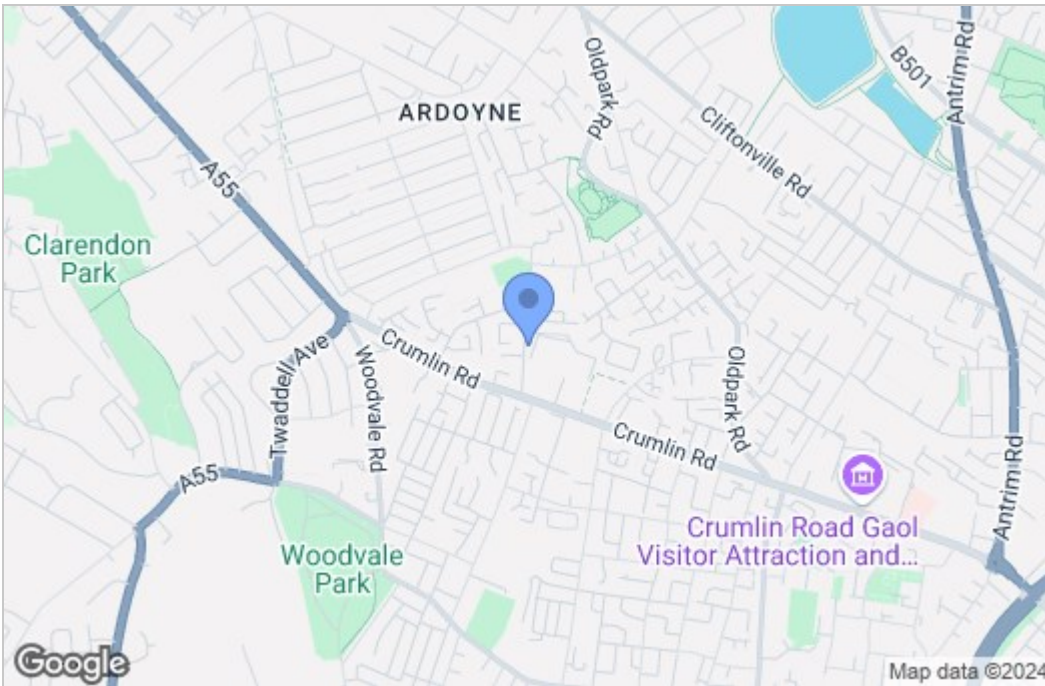
The backyard is South East facing which benefits from the sun in the evening and has fantastic storage area for a shed and outdoor seating area.

Floor Plan

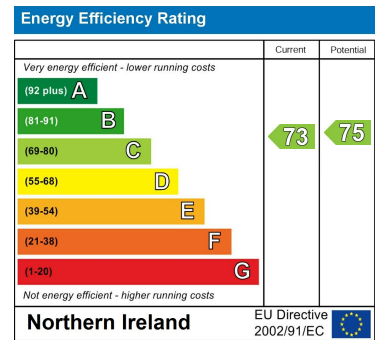


3C Flax Street, Belfast

Area Map



Energy Efficiency Graph



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