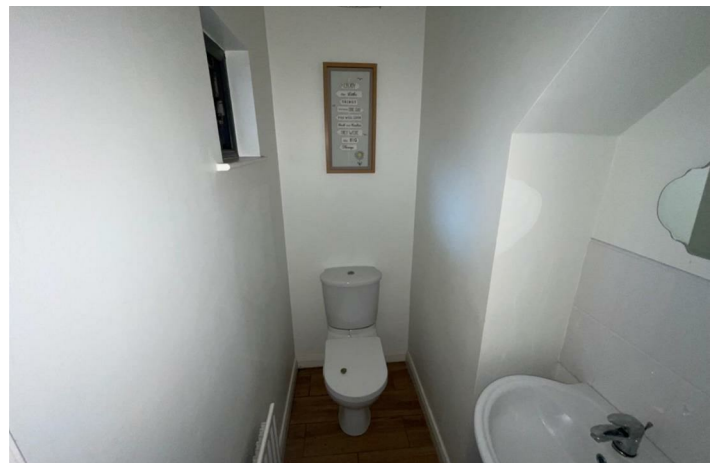
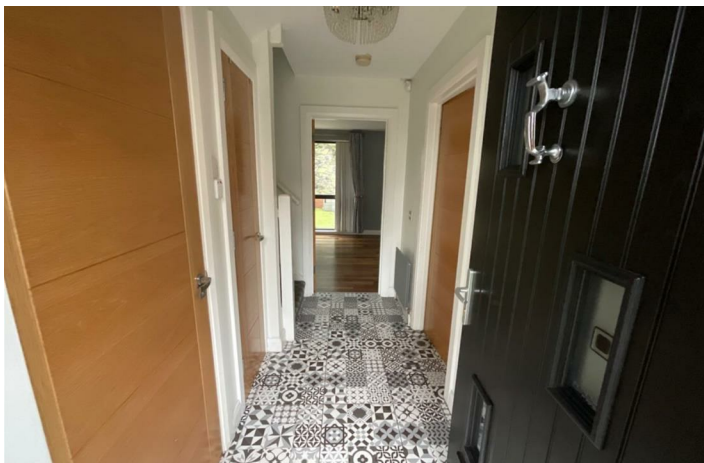
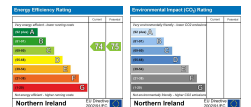




12 Ross Mill Avenue  
Belfast, BT13 2QH

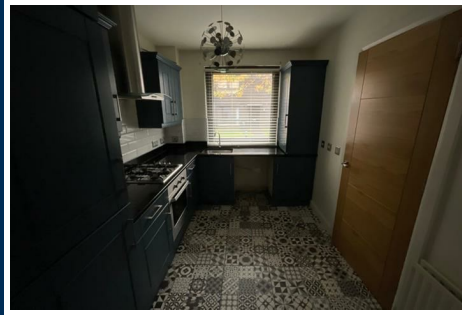
Asking price  
£160,000



# 12 Ross Mill Avenue

, Belfast, BT13 2QH

Asking price £160,000



## PUBLIC NOTICE

12 Ross Mill Avenue, Belfast, BT13 2QH

We are acting in the sale of the above property and have received an offer of £168,000. Any interested parties must submit higher offers in writing to the selling agent before exchange of contracts takes place.

A deceptively spacious townhouse in an area of significant demand which is sure to appeal to first time buyers and growing families in particular.

Internally the dwelling comprises entrance hall, furnished cloakroom, bright reception, fitted kitchen, classic white bathroom suite and four well proportioned bedrooms (primary with en suite shower room) laid out over the first and second floors. Outside there is an enclosed rear garden.

The property further benefits from gas fired central heating and full uPVC double glazing throughout.

Ross Mill Avenue is conveniently located close to many leading shops and amenities including the Royal Victoria Hospital, St Mary's University College and the Better Leisure Centre. Transport links are second to none with the frequent Glider bus service just minutes from the front door and road access to the wider motorway network also close by.

Contact Rea Estates now for further details or to arrange your appointment to view.

## Ground Floor

### Entrance Hallway

Composite front door with glass insets, tiled flooring, panelled radiator, enclosed storage cupboard housing electricity meter, stairs leading to first floor

### Furnished Cloakroom

Low flush WC, pedestal wash hand basin, tiled flooring, panelled radiator

### Living Room 11'7" x 17'10" (3.55m x 5.45m)

Wood laminate flooring, 2 double panelled radiators, patio door leading to rear yard

### Kitchen 9'10" x 7'10" (3.02m x 2.40m)

High and low level units, tiled splash backs and contrasting worktops, stainless steel sink with mixer tap, integrated oven and hob with extractor hood, integrated fridge freezer, plumbed for a washing machine, tiled flooring, double panelled radiator, enclosed gas boiler

## First Floor

### Landing

Enclosed storage cupboard, panelled radiator, stairs leading to second floor

### Primary Bedroom 11'8" x 11'1" (3.57m x 3.38m)

Mirrored slide robes, panelled radiator

### En Suite Shower Room

Low flush WC, wall mounted wash hand basin and free standing shower, tiled flooring and walls, PVC cladded ceiling with recessed lighting, heated towel rail

### Bedroom 2 16'7" x 7'11" (5.06m x 2.42m)

Enclosed storage cupboard, panelled radiator

### Second Floor

#### Landing

Enclosed storage cupboard, access to roof space

#### Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and free standing bath, tiled flooring, heated towel rail, Velux window

### Bedroom 3 10'8" x 8'9" (3.26m x 2.69m)

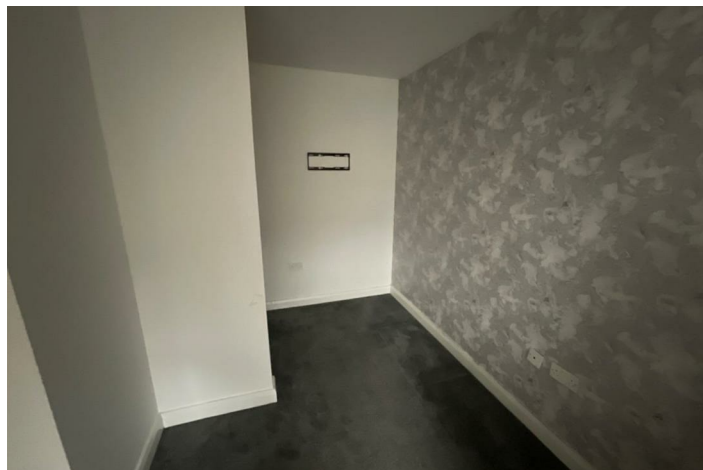
Panelled radiator, Velux window

### Bedroom 4 10'6" x 9'2" (3.21m x 2.80m)

Mirrored slide robes, panelled radiator, Velux window

### Outside

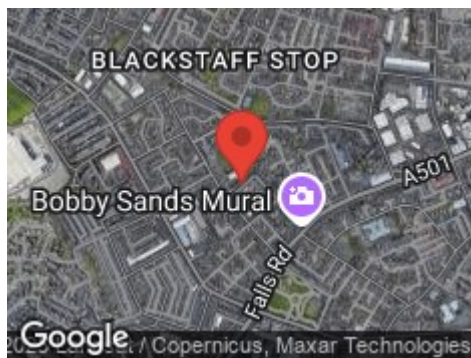
Fully enclosed and paved rear yard, access to rear entry



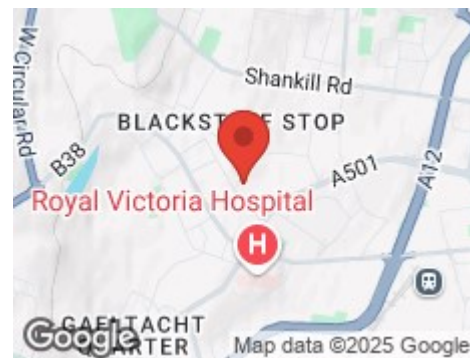
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.