



11 POMONA AVENUE

Belfast, BT4 3AL

Offers over **£110,000**



MID TERRACE | 2  | 1  | 1 

We are delighted to bring to the market this two bedroom mid-terrace property situated in Ballyhackamore, East Belfast. With its close proximity to many local amenities and transport links, this property offers great potential.

KEY FEATURES

- Conveniently Located Within Walking Distance of Belmont and Ballyhackamore Villages
- Within Catchment Area to Many of Belfast's Leading Primary and Grammar Schools
- Ease of Access for the City Commuter via the Glider Route
- Two Well Proportioned Bedrooms
- Open Plan Living and Dining Area with Bay Window
- Fitted Kitchen
- Fitted Bathroom
- Fixed Staircase to Floored Roofspace with Velux Window, Light and Power
- Enclosed Private Rear Courtyard
- Oil Fired Central Heating
- Part Double Glazed
- Cash Offers Only
- Broadband Speed - Ultrafast



ROOM DETAILS

Ground Floor

- Reception Hall
- Open Plan Living/Dining Room
23' x 10'10"
- Kitchen
10'9" x 7'3"

First Floor

- Landing
- Bedroom One
13'7" x 10'9"
- Bedroom Two
10' x 7'10"
- Bathroom

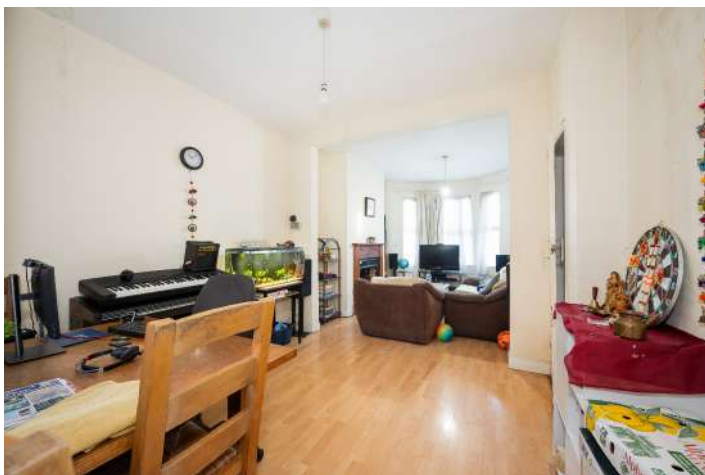
Outside

- Enclosed Rear Courtyard
- Oil Tank
- Access Gate to Rear Alleyway



DIRECTIONS

Travelling along the Hollywood Road, in the direction of Belfast, Pomona Avenue is located on the left hand side before Hollywood Arches.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



*BRIEF AVAILABILITY HAS BEEN MADE TO CHECK THE ACCURACY OF THE BIDDING CONTRACTOR'S STATEMENTS OF AREA, BUILDING, HEATING AND PROPRIETOR'S DATA AND TO VERIFY THE INFORMATION FOR ANY OTHER

| ENERGY EFFICIENCY RATING | | |
|---|---------|-----------|
| | CURRENT | POTENTIAL |
| 92+ | | |
| 81-91 | | |
| 69-80 | | |
| 55-68 | | |
| 39-54 | | |
| 21-38 | 24 | 50 |
| 1-20 | | |
| NOT energy efficient - higher running costs | | |

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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