

## 38 Mill Avenue , Belfast, BT14 8EL

**Offers Over £99,950**

Magnificent Town Terrace In Most Popular Location.

A magnificent town terrace holding a prime position within this most popular Ligoniel location. The immaculately appointed interior comprises 3 bedrooms, lounge into bow window with media wall, luxury integrated fitted kitchen, built-in oven and 5 ring gas hob, integrated dishwasher, integrated washing machine and modern white bathroom suite. The dwelling further benefits from gas fired central heating, uPvc double glazed windows, external doors, pvc fascia, eaves, new rainwater goods, wood laminate and ceramic floor coverings, fixed staircase to superb roofspace storage. Hard landscaped gardens and low outgoings combines with a most convenient location to make this a home worthy of your immediate inspection - Cash Offers Only.

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	

# 38 Mill Avenue

, Belfast, BT14 8EL



- Magnificent Town Terrace
- Luxury Integrated Fitted Kitchen
- Gas Central Heating
- Cash Offers Only
- Lounge With Media Wall
- Modern Bathroom Suite
- Superb Roof Space Storage
- 3 Bedrooms
- Upvc Double Glazed Windows & Doors
- Hard Landscaped Gardens

## Entrance Hall

uPvc double glazed entrance door, ceramic tiled door, pvc vestibule door.

## Lounge

14'11" x 9'11" into bow (4.55 x 3.03 into bow)  
Double doors, ceramic tiled floor, media wall, double panelled radiator.

## Kitchen

15'1" x 10'9" (4.60 x 3.30)  
Ceramic bowl and a half sink unit, extensive range of high gloss high and low level units, formica worktops, built-in under oven and 5 ring gas hob, stainless steel canopy extractor fan, american fridge space, integrated dishwasher, integrated washing machine, high level integrated microwave, breakfast bar, understairs storage, ceramic tiled floor, partially tiled walls, partially wood panelled walls, double panelled radiator.

## Rear Lobby

Upvc double glazed rear door, ceramic tiled floor.

## Downstairs Cloakroom

Modern white bathroom suite comprising low flush wc, pedestal wash hand basin, panelled radiator, partially tiled walls, ceramic tiled floor.

## First Floor

Landing, wood laminate floor.

## Bathroom

Fully tiled contemporary white suite with comprising shower cubicle, thermostatically controlled drench style shower, telephone handset shower, vanity unit, low flush wc, pvc ceiling, recessed lighting, feature radiator, Lvf flooring.

## Bedroom

11'5" x 9'10" (3.50 x 3.02)  
Ceramic tiled floor, panelled radiator.

## Bedroom

7'8" x 6'7" (2.35 x 2.02)  
Wood laminate floor, built-in storage, double panelled radiator.

## Bedroom

9'8" x 9'3" (2.96 x 2.82)  
Wood laminate floor, wall mounted boiler, double panelled radiator.

## Second Floor

### Roof Space Storage

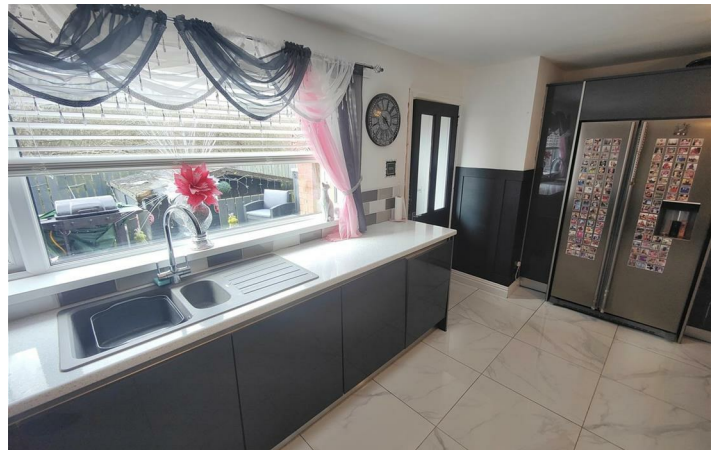
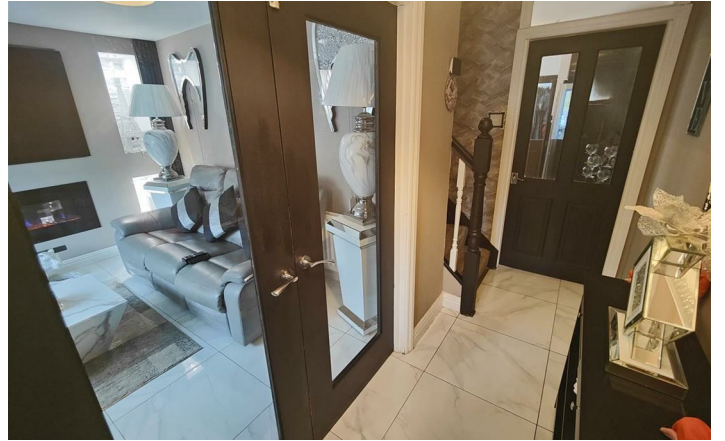
14'9" x 12'9" (4.50 x 3.90)  
Double aspect windows, wood laminate floor, recessed lights, double panelled radiator.

## Outside

Tarmac driveway parking. Hard landscaped gardens front and rear, raised timber decking, vertical panel fencing, outside light and power.



## Directions



# Floor Plan

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.



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