



Conveniently located between the Hollywood Road and Upper Newtownards Road, this terraced property is just a short stroll to a fantastic range of restaurants and coffee shops in both Belmont and Ballyhackamore Villages and George Best City Airport is near at hand, along with private and public transport links into the city centre and leading schools in close proximity.

Offers Over  
£115,000

78 Cheviot Avenue,  
Belfast,  
BT4 3AH

Comprising open-plan living/dining room and a fitted kitchen to the rear, two double bedrooms and a family bathroom occupy the first floor. The attic offers plentiful storage and is accessed via original fixed staircase from the landing.

Viewing by  
appointment with  
& through agent  
028 9042 4747

North Down - 028 90 42 4747  
Lisburn Road - 028 90 66 3030  
Ballyhackamore - 028 90 65 0000  
Lisburn - 028 92 66 1700  
www.templetonrobinson.com



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## Property Features

Mid-Terrace Property in Popular Location

Open-Plan Living/Dining Room

Fitted Kitchen with Access to Rear

Two First Floor Bedrooms

Fixed Staircase to Floored Attic Room

Family Bathroom with Contemporary White Suite

Walking Distance to Ballyhackamore & Belmont

Excellent Transport Links, Glider Stop Close By

Ideal for First Time Buyer and Investor

In Need of Modernisation

## Location:

From Ballyhackamore, head towards city centre on the Upper Newtownards Road. Turn right after Oakland Avenue into Irwin Avenue. Cheviot is second left (leads down to Hollywood Road).

## Property Comprises

### Ground Floor

LOUNGE/DINING: 21' 5" x 10' 7" (6.530m x 3.237m) Laminate oak wooden floor, open fire with slate hearth and wooden frame.

KITCHEN: 23' 2" x 7' 10" (7.055m x 2.378m) Fitted kitchen with a range of high and low level units, breakfast bar, under counter fridge freezer, Royale cooker, 1.5 stainless steel sink, dual mixer tap, plumbed for washing machine, part tiled walls, ceramic tiled floor.

BATHROOM: PVC panels, bath with wood panel, Mira Vigour electric shower, low flush WC, pedestal wash hand basin with dual mixer tap.

BEDROOM (1): 13' 4" x 9' 10" (4.074m x 3.008m)

BEDROOM (2): 11' 3" x 8' 3" (3.417m x 2.507m)

BEDROOM (3): 12' 3" x 11' 4" (3.722m x 3.457m) Built-in storage, light oak laminate floor.

### Outside

Enclosed rear yard with boiler house and oil tank.

