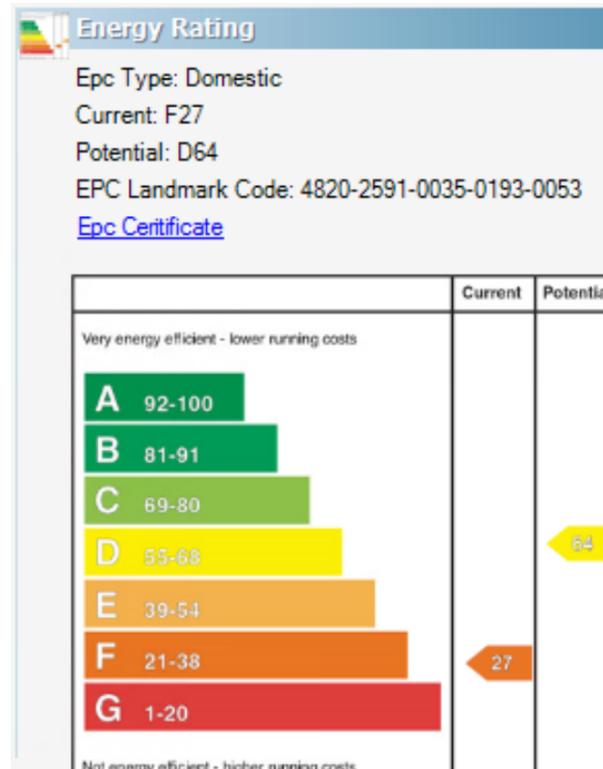


Outside

Forecourt to front and enclosed rear yard.

TEMPLETON
ROBINSON

TEMPLETON
ROBINSON



Conveniently situated off the Hollywood Road and close to both Belmont and Ballyhackamore Village, this well-proportioned terrace is less than two miles from Belfast City Centre.

Ideal for first time buyers and investors alike, the accommodation is deceptively spacious.

Both bedrooms are doubles and there is also a useful attic room which adds to the versatility.

Early inspection is highly recommended.

**Offers Over
£115,000**

47 Nevis Avenue,
off Hollywood Road,
Belfast,
BT4 3AD

Viewing by
appointment with
& through agent
028 9065 0000

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

www.templetonrobinson.com



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47 Nevis Avenue,
off Hollywood Road,
Belfast, BT4 3AD

Property Features

Attractive mid terrace in excellent location

Two double bedrooms plus attic room

Living room open plan to dining room

Kitchen with breakfast bar

First floor bathroom with white suite

Oil fired central heating

Double glazing

Forecourt and enclosed rear yard

Close to excellent local amenities in Belmont,
Ballyhackamore and Hollywood Road

Walking distance to bus and Glider stops

No onward chain



Location:

From Belmont Road junction at Strand Cinema, head towards city on Hollywood Road. Turn left after Lomond Avenue into Cheviot Avenue and Nevis is first right.

Property Comprises

Ground Floor

Front door with glass panels.

ENCLOSED ENTRANCE PORCH: Internal door with glazed panels.

HALLWAY: Cornice ceiling.

LIVING/DINING: 23' 2" x 9' 7" (7.06m x 2.93m) (at widest points and into bay). Cast iron fireplace with tiled inset, hearth. Under stairs storage cupboard.

KITCHEN: 14' 9" x 6' 2" (4.49m x 1.88m) Modern range of high and low level units, Belling cooker with extractor fan over. Breakfast bar. Single drainer stainless steel sink unit. Plumbed for washing machine, ceramic tiled floor, part tiled walls. uPVC back door to yard.

First Floor Return

BATHROOM: White suite comprising panelled bath with shower attachment, low flush wc, pedestal wash hand basin, part tiled walls.

First Floor

BEDROOM (1): 11' 11" x 9' 9" (3.64m x 2.96m) Cornice ceiling.

BEDROOM (2): 10' 4" x 8' 0" (3.16m x 2.44m) Built-in cupboards.

Second Floor

ATTIC ROOM: 12' 9" x 9' 9" (3.89m x 2.98m) Built-in cupboards.

