NEST
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SALE AGREED

41 Bristol Avenue

, Belfast, BT15 4AJ

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Offers Over £244,950

Welcome to 41 Bristol Avenue, just off Lansdowne Road – a beautifully presented semi-detached home set within one of Belfast's most sought-after residential areas. Offering a superb balance of comfort, style, and practicality, this charming property is perfectly suited to modern family living.

Internally, the home is bright and inviting throughout. The spacious lounge is enhanced by a striking bay window, allowing natural light to pour in and creating a warm, relaxing atmosphere. To the rear, an open plan dining and kitchen area provides an ideal space for both everyday living and entertaining, thoughtfully designed to suit contemporary lifestyles.

Upstairs, there are three well-proportioned bedrooms, along with a versatile floored attic room – perfect as a home office, guest room, or playroom. The property is further complemented by a stylish wet room, finished with a sleek white suite for a modern touch.

Externally, the home continues to impress. A generous rear garden offers excellent space for outdoor enjoyment, while the front garden and private driveway provide convenient off-street parking. Additional features include double glazing and oil-fired central heating, ensuring comfort and efficiency year-round.

This attractive home represents a fantastic opportunity in a highly desirable location. Early viewing is strongly recommended.

HALLWAY 14 x 5'5 (4.27m x 1.65m)
uPVC front door with feature glazed insets. Tiled flooring. Cornice ceiling. Partially tiled walls. Under stairs plumbed for washing machine and tumble dryer.

LIVING ROOM 9'10 x 13'6 (3.00m x 4.11m)
Feature open fire with wood surround, brass and decorative tiled insets. Wood effect ceramic tiled flooring. Double doors leading to kitchen/ dining.

FITTED KITCHEN 11'1 x 4'3 (3.38m x 1.30m)
Range of high and low level units with contrasting worktops. Stainless steel sink unit with drainer and mixer taps. Integrated oven. Integrated electric hob. Integrated extractor fan. Space for fridge. Tiled splashback. Tiled flooring.

DINING ROOM 10'11 x 7'6 (3.33m x 2.29m)
Ceramic tiled flooring. Double doors leading to rear garden.

OPEN PLAN 15'9 x 11'1 (4.80m x 3.38m)

FIRST FLOOR

BEDROOM 1 10'11 x 8'11 (3.33m x 2.72m)
Solid wood flooring.

BEDROOM 2 10'9 x 8'11 (3.28m x 2.72m)
Solid wood flooring.

BEDROOM 3 6'3 x 6'8 (1.91m x 2.03m)
Solid wood flooring.

BATHROOM 6'3 x 6'9 (1.91m x 2.06m)
White suite comprising open shower unit with Mira sport electric shower. Pedestal wash hand basin with mixer taps. Low flush W/C. Heated chrome towel rail. Tiled walls. Tiled flooring.

LANDING 6'5 x 7'7 (1.96m x 2.31m)

SECOND FLOOR

FLOORED STORAGE/ BEDROOM 15'9 x 15'11 (4.80m x 4.85m)
Solid wood flooring, 'Velux' style window. Air filtration system.

OUTSIDE
Forecourt with iron railings/gate, decorative stone, mature planting and driveway.

Rear garden bordered by mature shrubbery. Purpose built metal balcony. Feature paving. Garage and shed.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

Do you need a mortgage to finance the property? Contact Smart Mortgages on 02893 438092.
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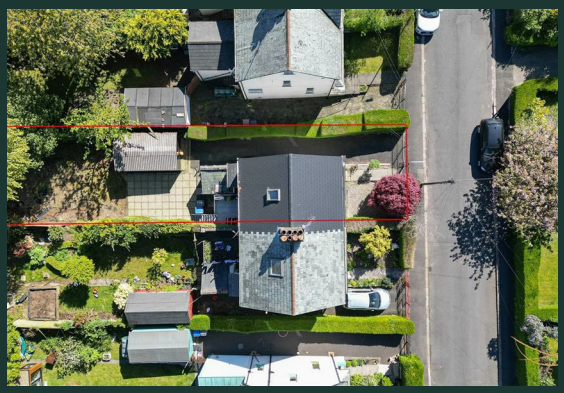

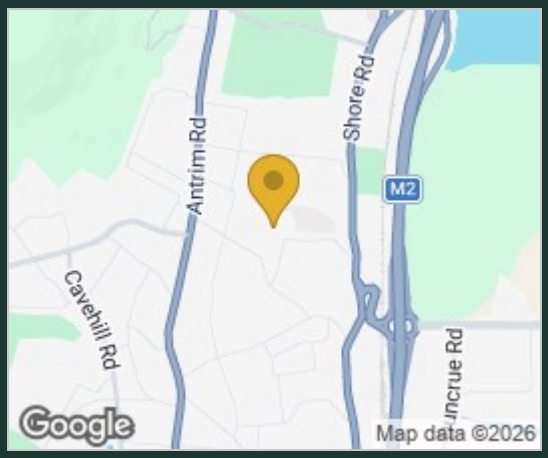

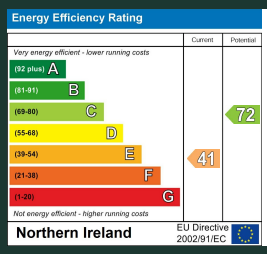

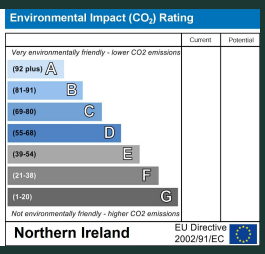

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