



# 41 Bristol Avenue

, Belfast, BT15 4AJ

Offers over £244,950

- Well presented semi-detached home in desirable area
- Three well proportioned bedrooms
- Second floor for a bedroom/ storage/ playroom
- Spacious lounge with open fire
- Open plan kitchen/dining room
- Modern shower room
- Front and rear gardens
- Oil fired central heating
- Double glazing

## Viewing

Please contact our Belfast Office on 02890139528 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan

41 Bristol Avenue, Belfast



Ground Floor

First Floor

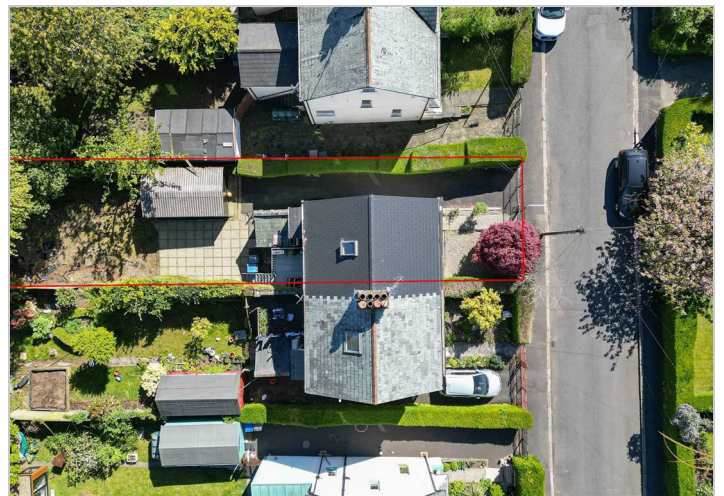
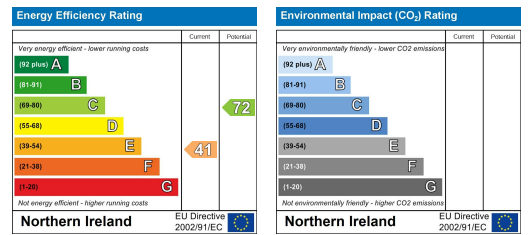
Second Floor



# Area Map



# Energy Efficiency Graph



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