



35 Waveney Avenue, Belfast, BT15 4FR

- Extended End Terrace Property
- Lounge; Separate Dining Room
- Furnished Cloakroom
- Gas Heating; PVC Double Glazing
- Convenient Location
- Two Double Bedrooms
- Kitchen With Informal Dining Area
- Family Shower Room
- Large, Private, Mature Rear Garden
- Ideal First Time Buy/Buy To Let

Offers Over £129,950

EPC Rating D



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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Timber flooring. Stairwell to first floor.

LOUNGE 18'0" x 9'11"

Focal point fireplace. Timber flooring. PVC double glazed French doors leading to rear garden.

DINING ROOM 10'11" x 8'2"

Tiled floor. Glass panelled door leading to:

KITCHEN WITH INFORMAL DINING AREA 13'3" x 11'5" (wps)

Modern fitted kitchen with range of high and low level storage units with contrasting woodblock effect melamine worktop. Matching island unit with breakfast bar area. Stainless steel 1.5 bowl sink unit with draining bay. Integrated gas hob with stainless steel splashback and extractor hood over. Integrated oven. Plumbed and space for washing machine. Built in wine rack. Fitted shelving units. Splashback tiling to walls. Tiled floor. PVC double glazed French doors leading to rear garden.



FURNISHED CLOAKROOM

White, two piece suite comprising wash hand basin and WC. Tiled floor. Open arch leading to:

FIRST FLOOR

LANDING

Access to partially floored roof space via slingsby style ladder.

BEDROOM 1 10'4" x 8'11"

Wood laminate floor covering. Built in wardrobe.

BEDROOM 2 10'4" x 12'0"

Built in wardrobe. Wood laminate floor covering.

FULLY TILED SHOWER ROOM

Three, piece suite comprising shower enclosure, pedestal wash hand basin and WC. Thermostat controlled main shower unit. Access to hot press with gas fired central heating boiler.

EXTERNAL

Low maintenance, fully enclosed, paved front garden.

Entrance canopy.

External lighting.

PVC soffits, fascia and rainwater goods.

Large fully enclosed, private garden to side and rear finished in lawn and wide array of mature plants, trees and shrubbery.

Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to check the information for you. All measurements quoted are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale.

CUSTOMER DUE DILIGENCE

As an estate agency, we are legally required to verify the identity of every vendor and purchaser involved in a property transaction. This is required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, and applies to all estate agents in the United Kingdom.

These checks are carried out on our behalf by a third-party provider (Credas). A charge of £25+VAT (£30) per person applies. For example, a couple would pay £50+VAT (£60).

The fee is non-refundable. We are unable to proceed with the transaction until all checks have been completed.

Any information you provide will be used only to meet our legal obligations and will be handled in line with UK data protection law.



Immaculately presented, extended, end terrace property, occupying a large, private, corner site within Waveney Avenue, off Donegall Park Avenue, North Belfast.

The property comprises entrance hall, lounge, dining room, open arch to kitchen with informal dining area, furnished cloakroom, two double bedrooms, and shower room, with white, three piece suite.

Externally, the property enjoys a large, mature, private garden, finished in lawn and wide array of mature plants, trees and shrubbery.

Other attributes include gas heating, PVC double glazing, and convenient location.

Ideal first time buy / buy to let investment alike.

Early interest recommended.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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