



HMK Property
8 Grand Parade
Belfast

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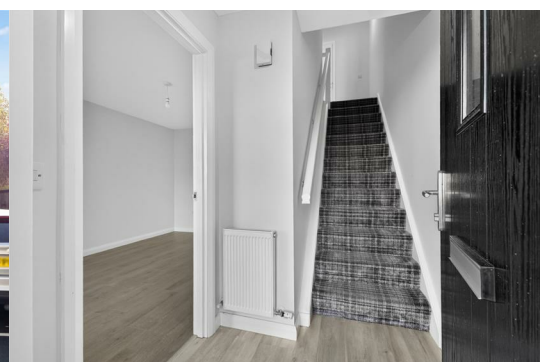
16 Park Avenue Heights

, Belfast, BT4 1SH

Asking price £225,000



HMK Property is delighted to introduce 16 Park Avenue Heights, Belfast, to the sales market. Constructed in 2019, this modern two-bedroom townhouse is on a quiet cul-de-sac within a 5-minute walk of Belmont Village. Features include an energy-efficient B energy rating and gas-fired central heating. The accommodation comprises an entrance hall, a bright living space with a useful storage cupboard, an open-plan kitchen/dining room with integrated appliances, and a rear hallway with W/C, all on the ground floor. Upstairs, there are two double bedrooms, a master with a stylish en-suite shower room, and family bathroom, and slingsby ladder access to the attic with additional storage space. Outside, the front of the property has allocated parking for two cars along with additional on-street parking. At the rear, there is a beautifully presented south-facing garden and patio area. A rear laneway provides access for bins to be brought to the front of the property. To arrange a viewing at this beautiful home, contact HMK Property today on 02890397712.



GROUND FLOOR

Tiled floor leading to...

ENTRANCE HALL 5'3" x 4'1" (1.61m x 1.26m)

Bright entrance hall with laminate flooring and skirting

LIVING ROOM 16'9" x 11'1" (5.12m x 3.40m)

Large living room with dual aspect windows, laminate wood flooring, and storage room

KITCHEN/DINING 12'2" x 9'10" (3.72m x 3.02m)

Modern kitchen with integrated hob/ oven and fridge freezer, tiled flooring with access to a south facing enclosed garden and patio

REAR HALLWAY 5'7" x 4'5" (1.71m x 1.36m)

Access to downstairs W/C and south-facing garden

DOWNSTAIRS W/C 5'2" x 4'3" (1.60m x 1.31m)

Useful downstairs W/C with low flush toilet and sink

FIRST FLOOR

Fixed staircase leading to...

MASTER BEDROOM 15'0" x 14'7" (4.59m x 4.47m)

A spacious master bedroom with dual aspect double-glazed windows, and private en-suite shower room

ENSUITE SHOWER ROOM 7'7" x 3'7" (2.32m x 1.10m)

Modern shower suite, with shower enclosure, low flush w/c and sink

BEDROOM TWO 11'0" x 7'10" (3.37m x 2.39m)

Double bedroom with carpet, skirting overlooking rear of the property

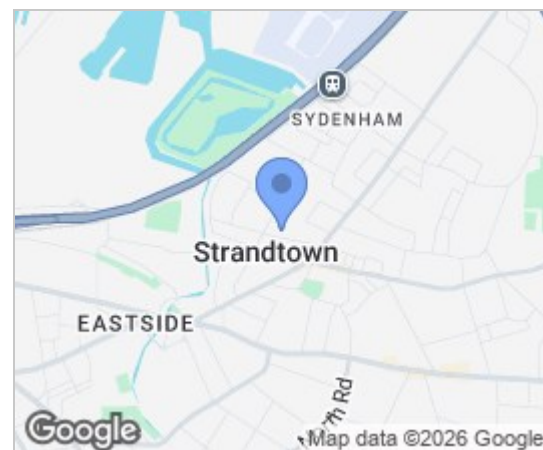
FAMILY BATHROOM 7'2" x 6'5" (2.20m x 1.97m)

Spacious family bathroom with shower over bath, low flush w/c and sink with vanity

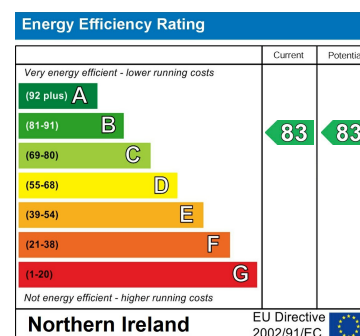
OUTSIDE

At the front of the property are two designated parking spaces along with ample on-street parking, and to the rear of the property is a well-kept south-facing garden and patio.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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