

# Alan Newell

## Estate Agents & Valuers

No 25 GRAYS PARK AVENUE, BELVOIR,  
BELFAST BT8 7QE



An attractive end terrace with access to side and an enclosed rear garden with off road and fenced car parking. Well situated just off Grays Park close to its junction with Old Milltown Road and convenient for accessing local amenities including Tesco Newtownbreda, the Knock Dual Carriageway, Shaw's Bridge and other amenities in that part of South Belfast. Bright accommodation on two floors comprising separate living room, spacious kitchen/dinette with modern units and THREE first floor bedrooms with deluxe shower room (no bath). The property benefits from having Phoenix gas central heating from a Worcester Gas Fired boiler and excellent insulation qualities including cavity wall insulation. Enclosed gardens front and rear. Early inspection recommended for appreciation. EPC: D66/C76

Asking Price:

Offers Invited Around £97,500-00

*Viewing By Appointment with our Office Telephone: 028 9081 2422*

**Alan Newell Estate Agents 14b Ballynahinch Road, Carryduff, Belfast BT8 8DN**  
**Tel: 02890812422 [www.alannewell.com](http://www.alannewell.com)**

Entrance Hall: Upvc entrance door with glass pane, useful under stairs storage/cloaks

Living Room: 12/7 max x 11/3 with side wall stone built fireplace, tiled hearth and open coal grate (not tested)



Kitchen/Dinette: 19/1 x 8/6 tiled walls and flooring with fashionable modern Shaker style wooden door high and low level units with contrasting worktops including inset stainless steel single drainer steel sink top and chrome handles. Open plan layout to spacious dinette. Pine tongue and groove kitchen ceiling. Plumbing for automatic washing machine and space for upright fridge/freezer. Upvc rear door leading to garden with patio area.





**First Floor**

Bedroom 1: 11/6 x 9/6 double bedroom with two windows

Bedroom 2: 10/9 x 8/9 double bedroom

Bedroom 3: 8/0 x 8/9

Shower Room: 6/2 x 5/5 fully tiled walls and ceramic tiled floor, white suite comprising walk in shower

cubicle with glass sliding doors, Gainsborough electric shower fitting, pedestal wash hand basin and close coupled low flush W.C. Chrome wall mounted heated towel radiator Separate hot press with copper cylinder and immersion heater.

Central Heating: Phoenix gas central heating is installed

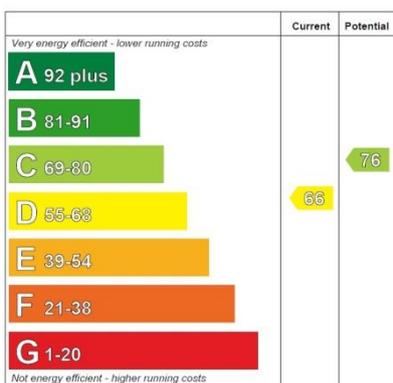
Outside: Enclosed front garden with pedestrian access, extensive, enclosed garden area to rear with enclosed off road car parking (access via Archdale Park)

Tenure: Leasehold.

Rates: Capital Value confirmed as £82,500-00 and the Domestic Rates payable to Lisburn and Castlereagh City Council are £570-41



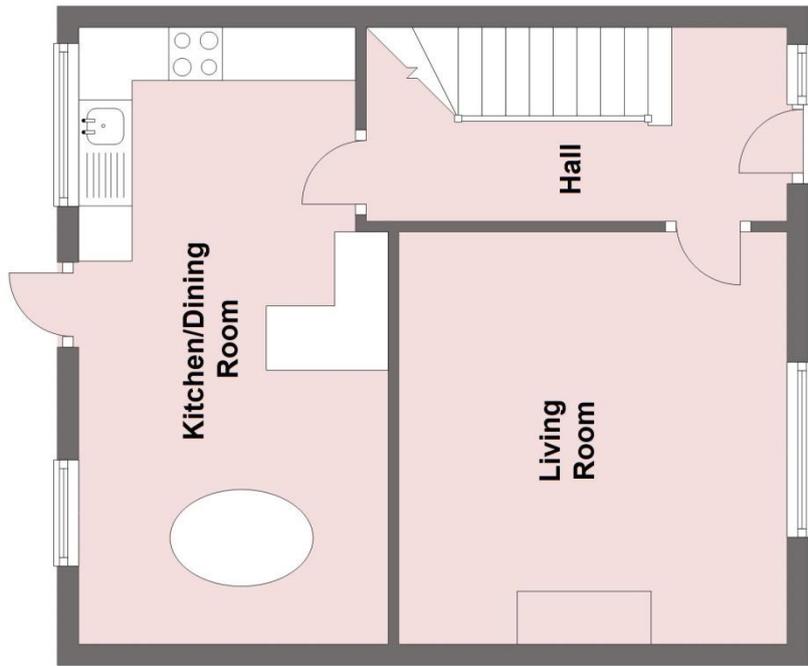
**Energy Efficiency Rating**



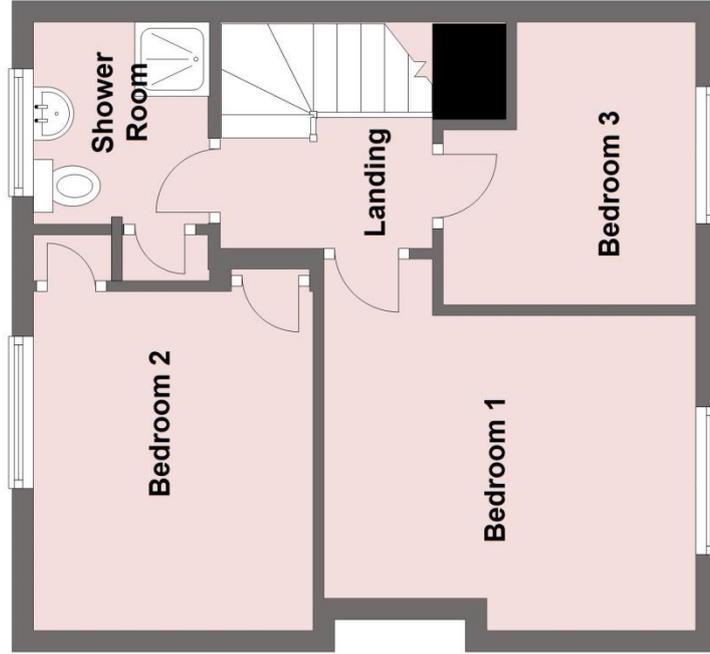
EPC: D66/C76



## Ground Floor



## First Floor



Plan for illustrative purposes only  
Plan produced using PlanUp.

**25 Grays Park Avenue**