

simonBRIEN
RESIDENTIAL

14 Maryville Avenue,
Belfast, BT9 7HE



Asking Price £169,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive End Terrace
- Well Presented Accommodation Throughout
- Two Generous Bedrooms
- Living Room With Casual Dining Area
- Modern Fully Fitted Kitchen
- Bathroom In White Suite
- Gas Fired Central Heating
- PVC Double Glazing
- Enclosed Rear Yard
- Popular And Convenient Location Off Main Lisburn Road
- Ideal First Time/Investment Purchase

SUMMARY

This attractive end terrace is located off the vibrant Lisburn Road within walking distance of an excellent range of amenities, bars, restaurants together with Queens University, Belfast City Centre, City Hospital and main arterial routes to further afield.

The accommodation which is exceptionally well presented throughout comprises of two generous bedrooms, living room, fully fitted kitchen, and bathroom in white suite.

Likely to be of interest to the investor or first time buyer, viewing is by appointment through our Lisburn Road office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE:

PVC door leading to:

LIVING ROOM / CASUAL DINING AREA:

12' 0" x 10' 8" (3.66m x 3.25m)

Open to:

KITCHEN:

11' 8" x 7' 0" (3.56m x 2.13m)

High and low level units. Inset sink. Recess for fridge/freezer. Plumbed for washing machine. 4 ring hob. Electric oven.



BATHROOM:

White suite comprising panel bath with mixer tap and telephone hand shower. Low flush WC. Pedestal wash hand basin.



FIRST FLOOR

BEDROOM (1):

10' 8" x 9' 4" (3.25m x 2.84m)

Built-in mirrored sliding wardrobe.

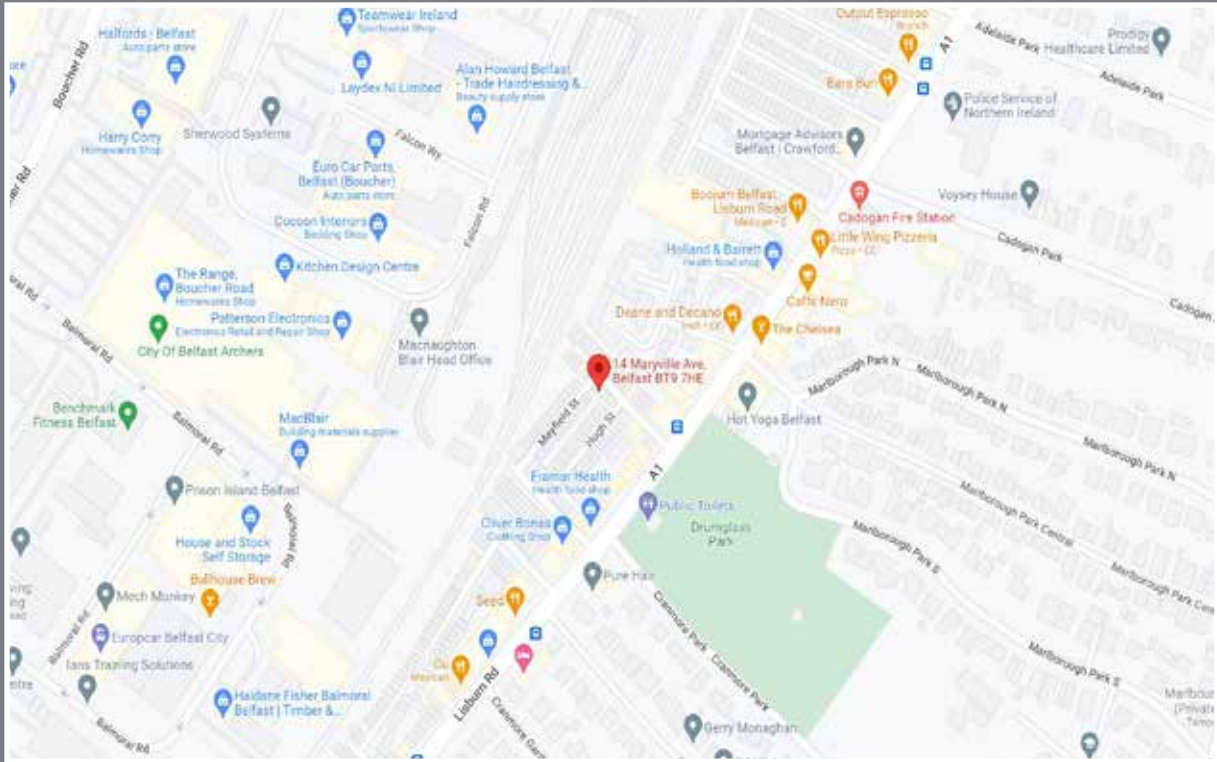
BEDROOM (2):

12' 10" x 7' 0" (3.91m x 2.13m)

Built-in mirrored sliding wardrobe.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: ML/H/22/SO



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	67 D
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0841-3019-7208-7512-0204

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