



JOHNMINNIS
ESTATE AGENTS &
LETTING SPECIALISTS

18 Ulsterville Avenue | Belfast, BT9 7AQ
OFFERS OVER £399,950

**Scan for Property Details
and to Arrange a Viewing**





Offers Over £399,950
Detached
4 Bedrooms
2 Receptions



Property Features

- Superb Detached Family Home Located on the Prestigious Ulsterville Avenue in South Belfast Occupying a Generous Level Site
- Extensive Renovations Throughout Including : Full Rewire, Replumbed, New Damp Proof Course With Upgraded Cavity Wall and Loft Insulation
- Excellent Access to Belfast City Hospital, Queens University Belfast, Belfast City Centre, Belfast City Airport and a Range of Local Leading Primary and Secondary Schools
- Within Walking Distance to Belfast City Centre and the Lisburn Road
- Four Well Proportioned Bedrooms
- Spacious Hallway with Wooden Paneled Walls and Downstairs WC
- Open Plan Living Dining Room with Bay Window and Wood Burning Stove
- Bespoke Fitted Kitchen with Range of Built in Appliances and Breakfast Island
- Utility Room with Range of Units and Laminate Worktops
- Separate Dining Room / Office
- Sun Room with Outlook to Rear Garden
- Detached Garage with Roller Shutter
- Enclosed Rear Garden with Low Maintenance , Enclosed Front Garden with Mature Hedging and Patio Area
- Gas Fired Central Heating with Dual Zone Heating System & UPVC Double Glazing with New UPVC Fascia, Guttering and Soffit Boards

Accommodation

Ground Floor

- Covered Entrance Porch
- Reception Hall
- Downstairs WC
- Kitchen / Dining / Living Space
25' x 17'
- Utility
9'5" x 7'9"
- Dining Room / Office
12'3" x 10'9"
- Sun Room
13'5" x 13'1"

First Floor

- Landing
- Bedroom One
12'5" x 12'3"
- Bathroom
- Separate WC
- Bedroom Two
14'4" x 12'5"
- Bedroom Three
12'3" x 10'9"
- Bedroom Four
9' x 7'6"

Outside

- Detached Garage
- Enclosed Rear Garden Laid in Concrete
- Enclosed Front Garden Laid in Lawns

For more information and photographs regarding the accommodation in this property, please visit: johnminnis.co.uk

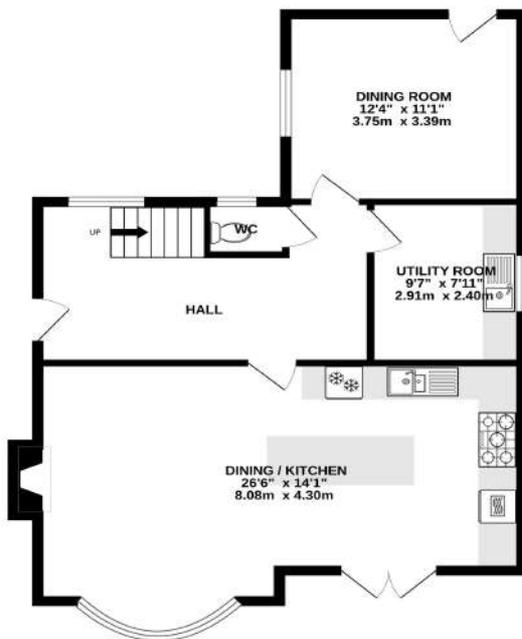


18 Ulsterville Avenue represents a unique opportunity to acquire a fantastically appointed and renovated family four bedroom detached property in South Belfast. Located just off the Lisburn Road, the property is within close proximity to Queens University Belfast, the City Hospital, many local amenities including supermarkets, delicatessens, boutiques, coffee shops, restaurants and bars. The property also lies within the catchment area for many local leading primary and secondary schools and is therefore likely to appeal to a wide range of potential purchasers.

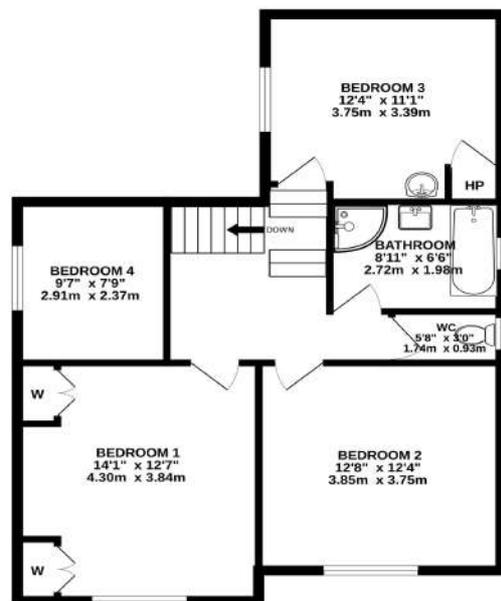
In short, the property comprises of a spacious reception hall, downstairs WC, living dining room with bay window and wood burning stove open to a bespoke fitted kitchen, utility room, separate dining room / office and a sun room with outlook to the rear. To the first floor there are four well-proportioned bedrooms and a family bathroom with white suite.

The property further benefits from a detached garage with roller shutter, gas fired central heating and UPVC double glazing. Occupying a substantial site with private off street parking, front and rear gardens and beautifully presented throughout with nothing left to do but simply move in, this specification of property is in high demand. We recommend viewing at your earliest convenience.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

Coming up the Lisburn Road from the City Centre, turn right on to Ulsterville Avenue. Number 18 is located on the left hand side.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 - 100) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	66	70
(39 - 54) E		
(21 - 38) F		
(01 - 20) G		
Not energy efficient - higher running costs		



Viewing

By appointment through agent.

Free Valuation

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