



## 5 Adelaide Chase, Belfast, BT9 6XE

**Price Guide £275,000**

Adelaide Chase is located in one of Belfast's most sought after addresses just off the Malone Road in South Belfast. This modern townhouse is well presented throughout, offering bright and spacious accommodation which comprises open plan living / dining room, excellent fitted kitchen with range of integrated appliances, two bedrooms, study and bathroom suite. Benefitting from a full refurbishment approximately 7 years ago to include new gas fired central heating, PVC double glazing, insulation, kitchen & bathroom suite there is little to do other than move in. Outside there is a well maintained communal garden to the front and residents parking to the rear. Suitable to a range of prospective purchasers including the first time buyer or those wishing to downsize within the BT9 location we encourage early viewing.

- Beautifully Presented Townhouse
- Living Room Open Plan To Dining
- Modern Bathroom Suite
- Private Development With Communal Gardens To Front & Resident Parking To Rear
- An Ideal Purchaser For The First Time Buyer Or Those Looking To Downsize
- Two Spacious Bedrooms & Study
- Fitted Kitchen With Excellent Range Of Integrated Appliances
- PVC Double Glazing / Gas Fired Central Heating
- Sought After Location Within Walking Distance To Lisburn Road Shops & Cafes
- Close To Queens University, Belfast City Centre & Main Arterial Routes

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		73	73
EU Directive 2002/91/EC			

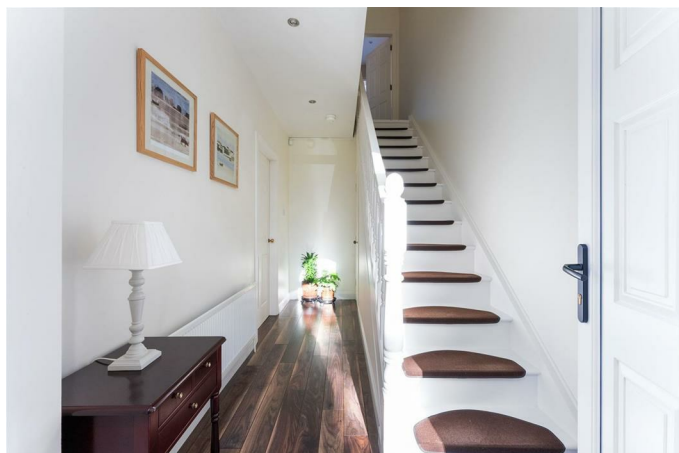


**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR**

**ENTRANCE**

PVC front door.

**RECEPTION HALL**



Storage under stairs. Laminate wood floor.  
Recessed spotlighting.

**LIVING / DINING 20'11" x 10'9" (6.4 x 3.3)**



Laminate wood floor, recessed spotlighting.

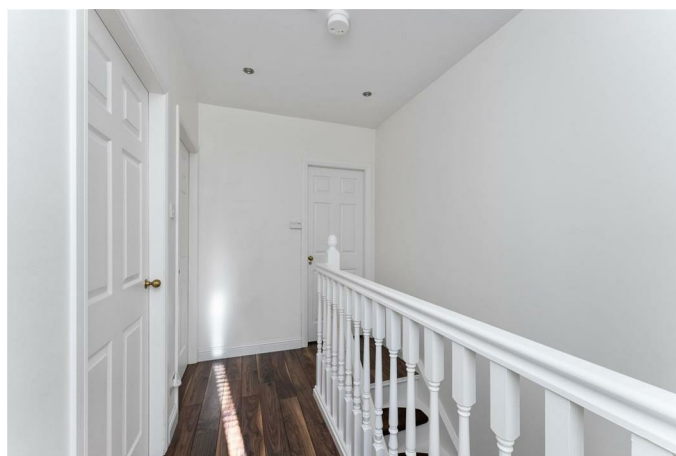


**KITCHEN 8'6" x 8'2" (2.6 x 2.5)**



Excellent range of high and low level units,  
integrated fridge / freezer, integrated  
double oven, 4 ring gas hob, stainless steel  
extractor fan, integrated washing machine,  
stainless steel unit with mixer tap, gas fired  
boiler.

**ON THE FIRST FLOOR**



Access to roof space, light & insulated.

### BEDROOM ONE 12'1" x 11'1" (3.7 x 3.4)



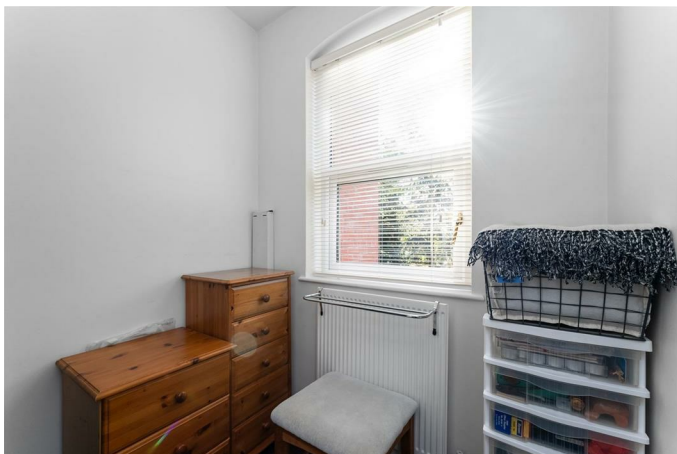
Laminate wood floor, recessed spotlighting.

### BEDROOM TWO 11'1" x 9'2" (3.4 x 2.8)



Laminate wood floor, recessed spotlighting.

### STUDY 6'2" x 4'7" (1.9 x 1.4)



Built in robe.

### BATHROOM



White suite comprising low flush W.C, wash hand basin, bath with shower over, ceramic tiled floor, part tiled walls.

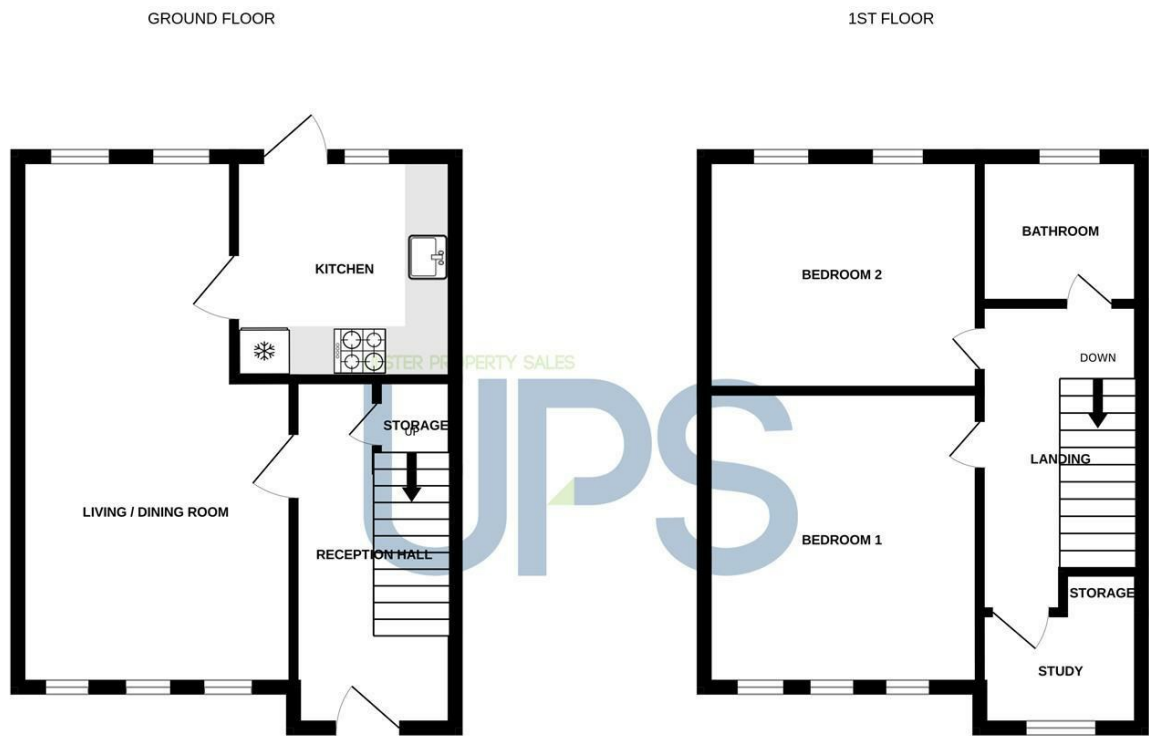
### OUTSIDE



Communal gardens and resident parking.

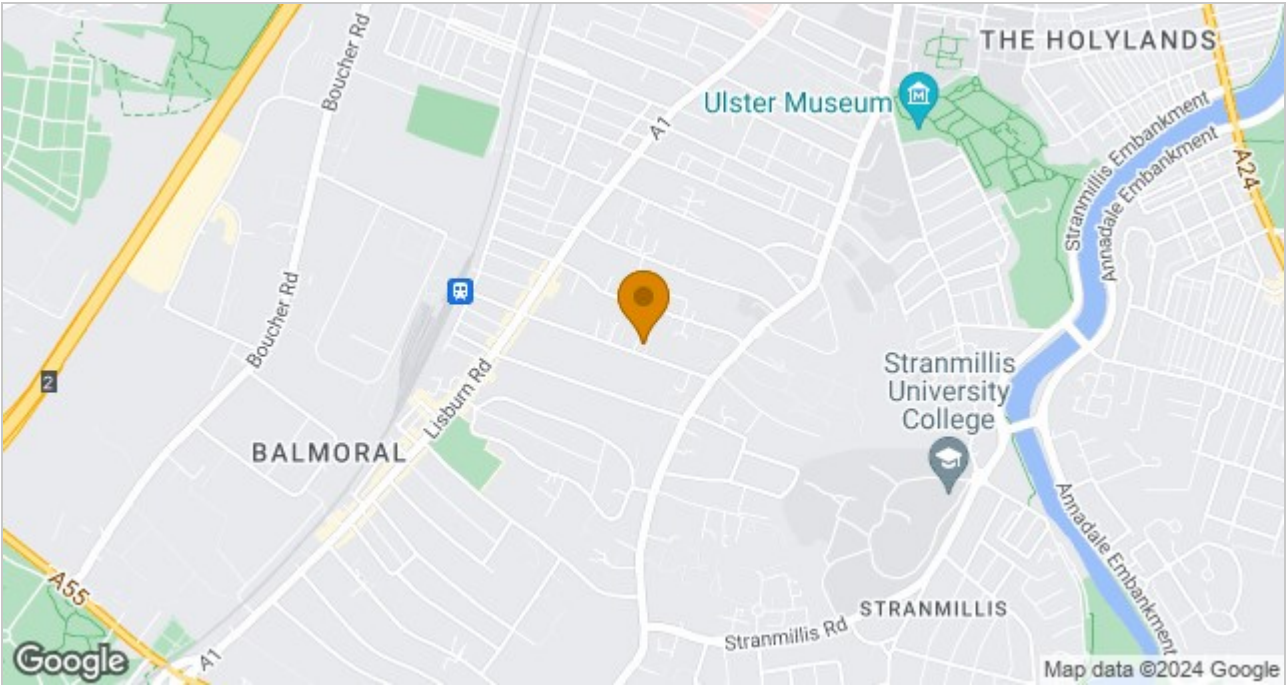


Floor Plan



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.  
Made with Metropix 5/2023

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN 028 9060 5200	BALLYNAHINCH 028 9756 1155	CAUSEWAY COAST 0800 644 4432	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444
BALLYHACKAMORE 028 9047 1515	BANGOR 028 9127 1185	CAVEHILL 028 9072 9270	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYMENA 028 2565 7700	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark