



81 Ulsterville Gardens, Belfast, BT9 7BB

Price Guide £160,000

We are pleased to present this attractive mid terrace property located just off the Lisburn Road. The accommodation comprises spacious living room, dining room, large fitted kitchen, two good sized bedrooms and first floor bathroom suite. Oil fired central heating and PVC double glazing are both in place. Ulsterville Gardens is within easy walking distance to a wide range of amenities including Queens University, the City Hospital and Belfast City Centre along with the many shops, restaurants & cafés on the Lisburn Road making this an excellent opportunity for a range of purchasers including the first time buyer or investor seeking a prosperous rental return.

- Excellent Mid-Terrace Home
- Large Fitted Kitchen
- First Floor Shower Suite
- Oil Fired Central Heating
- Two Receptions
- Two Good Size Bedrooms
- PVC Double Glazing
- Convenient To Many Amenities

Energy Efficiency Rating		Current	Potential
(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		36	55
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Entrance porch with hardwood front door.

LIVING ROOM 13'1" x 9'6" (4.0 x 2.9)



DINING ROOM 11'9" x 10'2" (3.6 x 3.1)



KITCHEN 15'1" x 5'10" (4.6 x 1.8)



Excellent range of high and low level units, extractor fan, plumbed for washing machine, single drainer stainless steel sink

unit with mixer tap, fully tiled walls and vinyl floor. Storage under stairs.

ON THE FIRST FLOOR



Built in storage.

BEDROOM ONE 13'5" x 10'2" (4.1 x 3.1)



BEDROOM TWO 10'5" x 7'10" (3.2 x 2.4)



SHOWER SUITE 11'9" x 5'10" (3.6 x 1.8)



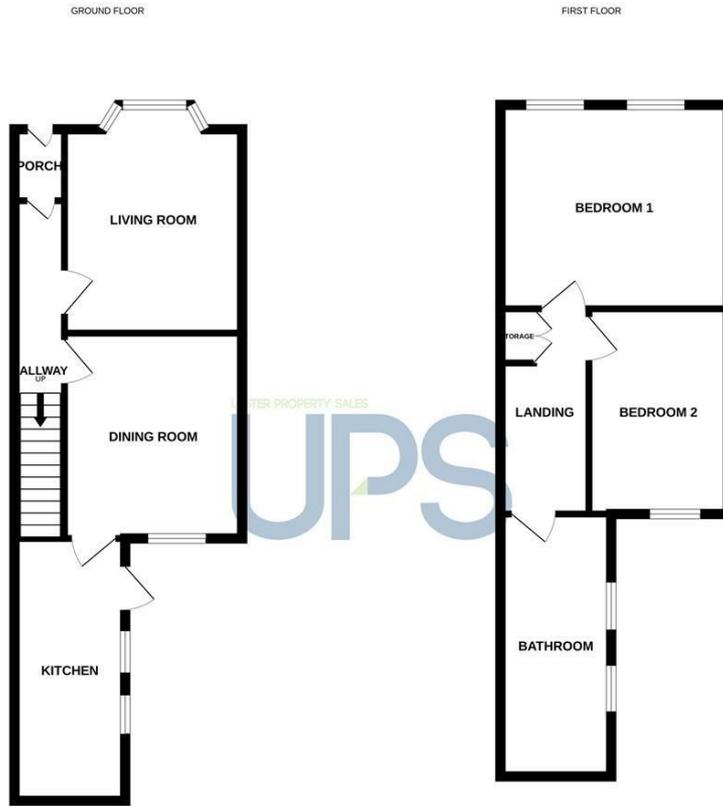
Modern white suite comprising low flush W.C, pedestal wash hand basin, electric shower, fully tiled walls, vinyl floor and built in storage.

OUTSIDE



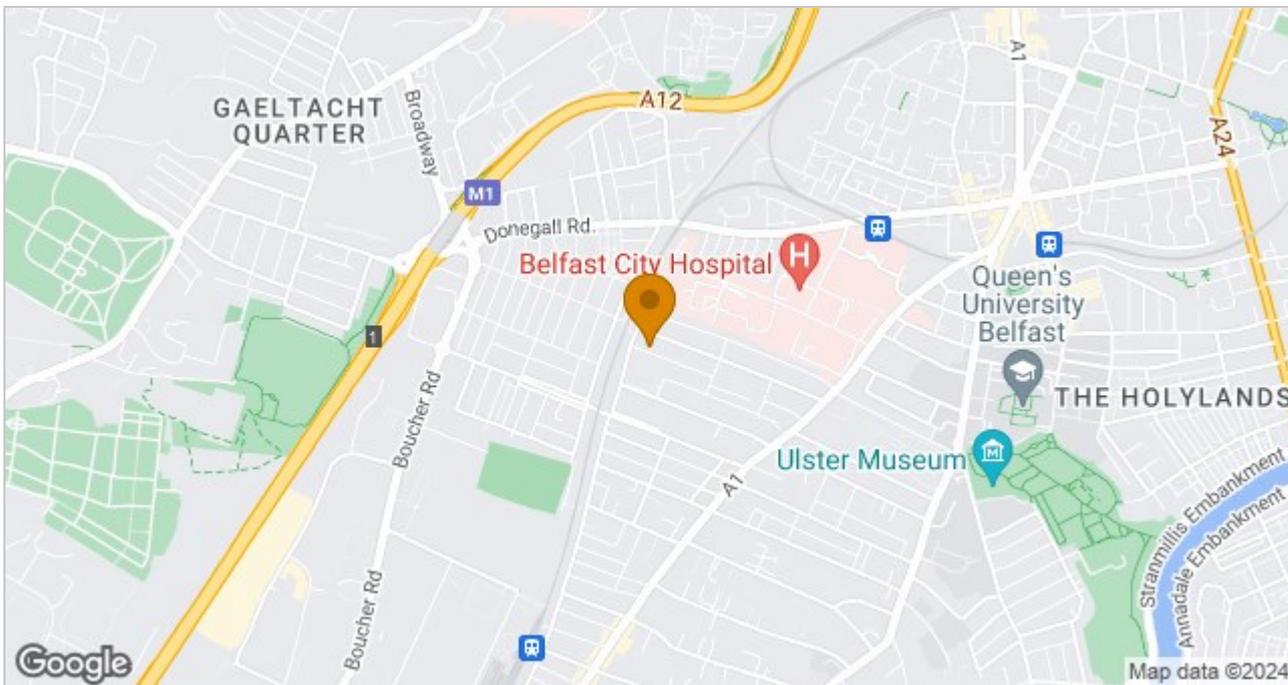
Enclosed yard to rear.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, 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 Miroplan 12/2024

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

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