



5 CHARLEVILLE AVENUE

Belfast BT9 7HG

- Well Presented Mid Terrace Property
- Two Double Bedrooms
- Open Plan Living / Kitchen
- Ground Floor Shower Room
- Gas Fired Central Heating / PVC Double Glazing
- Located Just Off The Lisburn Road Within Walking Distance To The Local Shops, Cafes & Restaurants

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

£975 Per Month

5 Charleville Avenue

, Belfast, BT9 7HG



THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Composite front door.

HALL

Solid wood floor.

LIVING / KITCHEN

20'0" x 9'6" (6.1 x 2.9)

Fireplace. Range of high and low level units, integrated oven, stainless steel extractor fan, 1.5 single drainer stainless steel sink unit with mixer tap, part

tilled walls, laminate wood flooring, storage under stairs.

UTILITY AREA

6'2" x 5'2" (1.9 x 1.6)

High and low level units, plumbed for washing machine, ceramic tiled floor.

SHOWER ROOM

White suite comprising low flush W.C, wash hand basin with storage below, enclosed shower, part tiled walls, ceramic tiled floor.

ON THE FIRST FLOOR

BEDROOM ONE

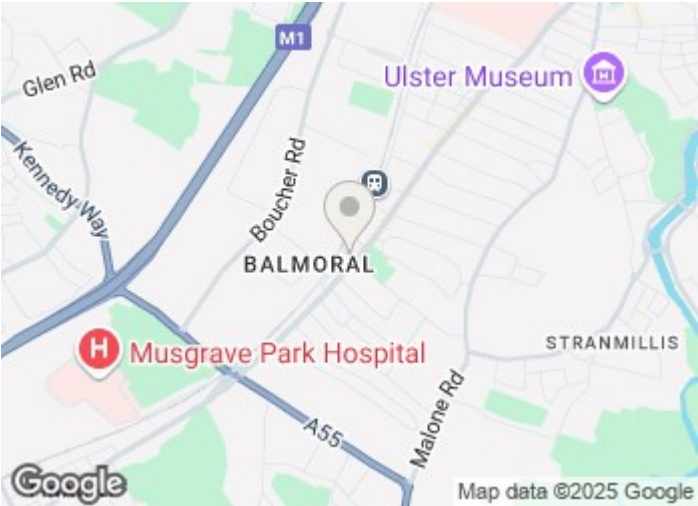
13'1" x 9'2" (4.0 x 2.8)

BEDROOM TWO

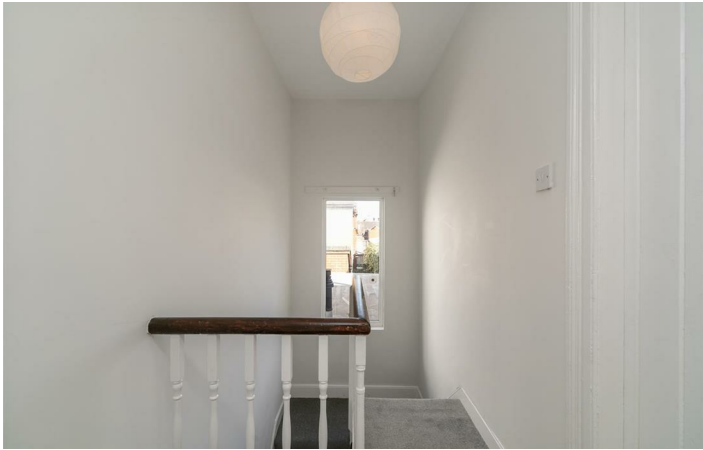
9'10" x 7'10" (3.0 x 2.4)

OUTSIDE

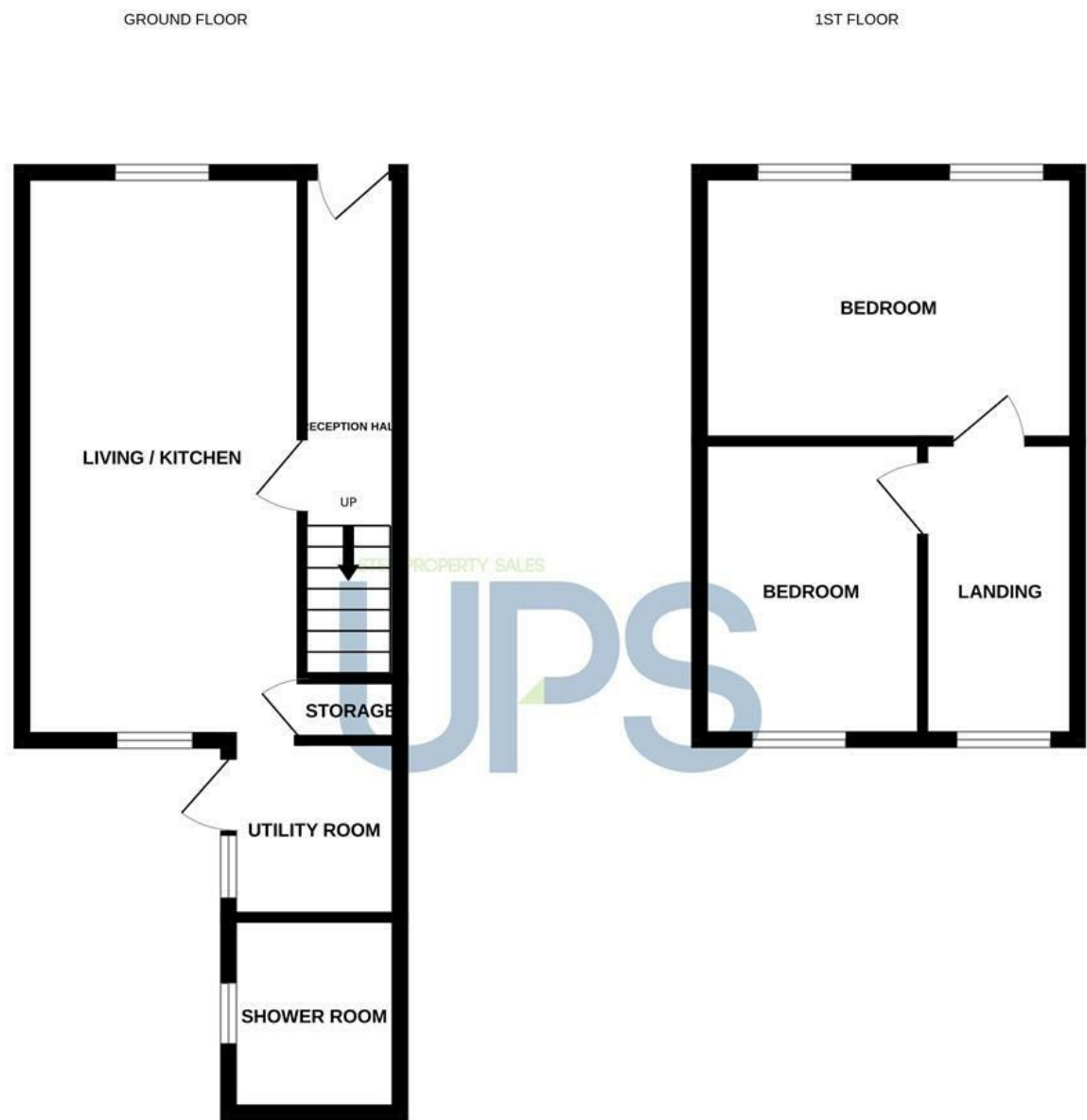
Enclosed rear yard.



Directions

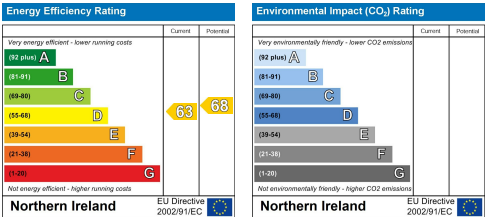


Floor Plan



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 52025

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

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Gault Irvine F.C.I.I & Desmond Turley F.I.A.V.I trading under licence as Ulster Property Sales (Malone)
©Ulster Property Sales is a Registered Trademark