



ULSTER PROPERTY SALES

UPS

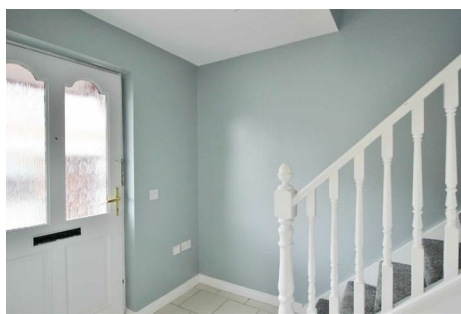
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



33 Ambleside Street , Belfast, BT13 1QP

Offers In The Region Of £109,950

Modern Constructed Red Brick Semi Detached Villa in Ever Popular Location - INVESTORS ONLY!

A superb opportunity to purchase a modern constructed red brick semi detached villa holding a prime position within this popular location. The modern interior comprises 2 bedrooms, lounge, fitted kitchen with dining area and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, ceramic floor coverings, built-in storage cupboards and offers little or no maintenance worries in the near future. Ideal investment opportunity currently let at £520.00 per month or first time buyer home.

Immediate inspection highly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) 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	71	73
EU Directive 2002/91/EC		

33 Ambleside Street

, Belfast, BT13 1QP



- Modern Red Brick Semi Detached Villa
- Furnished Downstairs Cloakroom
- Patio Garden to Rear
- Lounge 2 Bedrooms
- uPvc Double Glazed Windows
- Investment Opportunity
- Classic White Bathroom Suite
- Gas Central Heating

Entrance Hall

Mahogany entrance door, ceramic tiled floor, under stairs storage, cloaks.

Lounge

12'6" x 10'4" (3.81 x 3.16)
Double panelled radiator, ceramic tiled floor.

Kitchen

17'5" x 7'11" (5.30 x 2.42)
Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, integrated extractor fan, cupboard.

plumbed for washing machine, fridge/freezer space.

Dining Area - Double panelled radiator.

Rear Lobby

Panelled radiator, gas boiler.

Furnished Cloakroom - White suite comprising pedestal wash hand basin, low flush wc, panelled radiator.

First Floor

Landing, walk-in storage

Bedroom

10'6" x 8'2" (3.19 x 2.49)
Panelled radiator.

Bathroom

White suite comprising panelled bath, telephone hand shower, shower screen, pedestal wash hand basin, low flush wc, partly tiled walls.

Bedroom

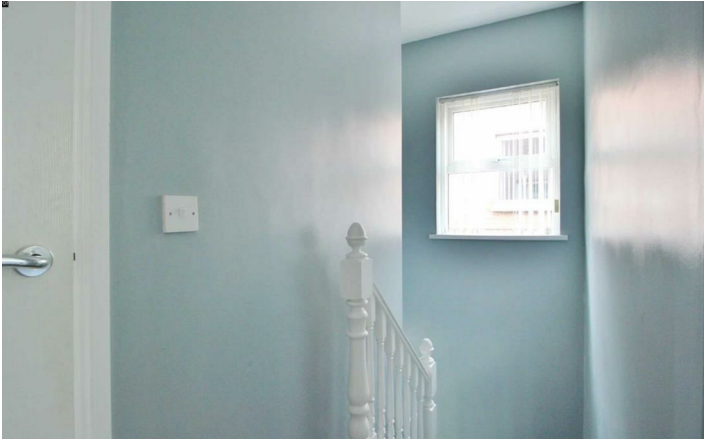
8'11" x 15'2" (2.71 x 4.62)
Built-in robe, panelled radiator.

Outside

Forecourt, enclosed rear patio garden.



Directions



Floor Plan

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