



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road,
Belfast, Co. Antrim BT4 3EX

028 9047 1515

Email: ballyhackamore@ulsterproperty-sales.co.uk

NETWORK STRENGTH LOCAL KNOWLEDGE

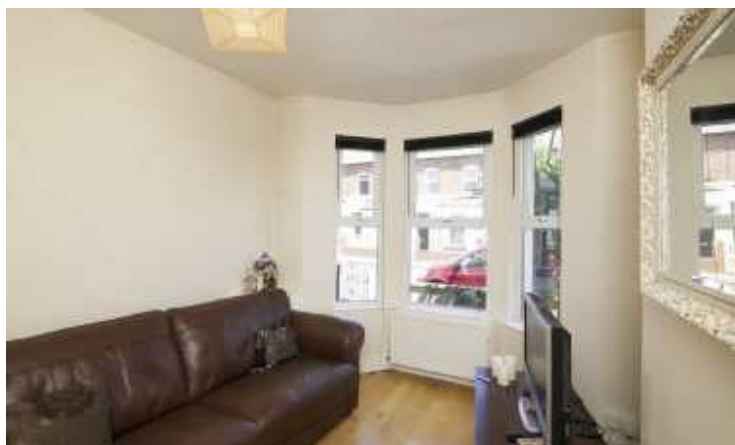


72 BELMONT AVENUE BELFAST, BT4 3DE

- Well Presented Mid Terrace Property In This Popular Residential Area
- Spacious Lounge And Living Room, Both With Wood Flooring
- Fitted Kitchen With A Range Of High And Low Level Units
- Gas Fired Central Heating And Double Glazed Windows
- Four Well Proportioned Bedrooms Over Two Floors
- Family Bathroom Comprising Panelled Bath And Separate Shower Room
- Enclosed Rear Yard
- Convenient Location Close To A Range Of Local Amenities

OFFERS AROUND £159,950

72 BELMONT AVENUE, BELFAST, BT4 3DE





This property will appeal to a wide range of purchasers from first time buyers, investors and represents an excellent opportunity for the discerning purchaser to acquire a home in this excellent location. Only a minutes stroll away from the popular Belmont Village and its selection of shops, restaurants and amenities. The accommodation comprises four bedrooms, open plan living / dining, kitchen and bathroom with white suite plus the added bonus of an extra separate shower room on the first floor. An internal inspection is essential to appreciate fully all this home has to offer.

Accommodation

Comprises:

Entrance Hall

PVC front door and polished tiled flooring.

Lounge

13'3 x 10'8 (4.04m x 3.25m)

(into bay) Solid wood strip flooring.

Living Room

11'7 x 11'0 (3.53m x 3.35m)

Solid wood strip flooring and recessed spotlighting.

Kitchen

14'2 x 7'5 (4.32m x 2.26m)

Range of high and low level units, single drainer stainless steel sink unit, oven with four ring hob, plumbed for washing machine, fully tiled walls, fully

tiled polished flooring and recessed spot lighting.

First Floor

Bedroom 1

15'0 x 11'0 (4.57m x 3.35m)

Wood strip flooring.

Bedroom 2

10'9 x 9'0 (3.28m x 2.74m)

Wood strip flooring.

Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low flush wc, partly tiled walls, fully tiled flooring and recessed spot lighting.

Separate Shower Room

Shower cubicle, low flush wc, wash hand basin, fully tiled walls and fully tiled flooring.

Second Floor

Bedroom 3

13'8 x 11'2 (4.17m x 3.40m)

Wood strip flooring.

Bedroom 4

11'0 x 9'3 (3.35m x 2.82m)

Wood strip flooring and velux window.

Outside

Enclosed rear yard.

72 BELMONT AVENUE, BELFAST, BT4 3DE



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	49	49
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	48
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
Northern Ireland		
EU Directive 2002/91/EC		

Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact
Terry Mulholland on 028 9047 1515.

Your home maybe repossessed if you do not keep up repayments on your mortgage.

We **DO NOT** charge for an initial mortgage consultation. We may charge a fee on completion of your mortgage depending on the circumstances

Our typical fee is £250, however confirm with your consultant at time of appointment.

Please note that we have not tested the services or systems in this property. Purchasers should make / commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

LISBURN ROAD
028 9066 1929

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

GLENGORMLEY
028 9083 3295

MORTGAGES
028 9047 1515

RENTAL DIVISION
028 9047 1515



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore). Reg. No. NI061937;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark