

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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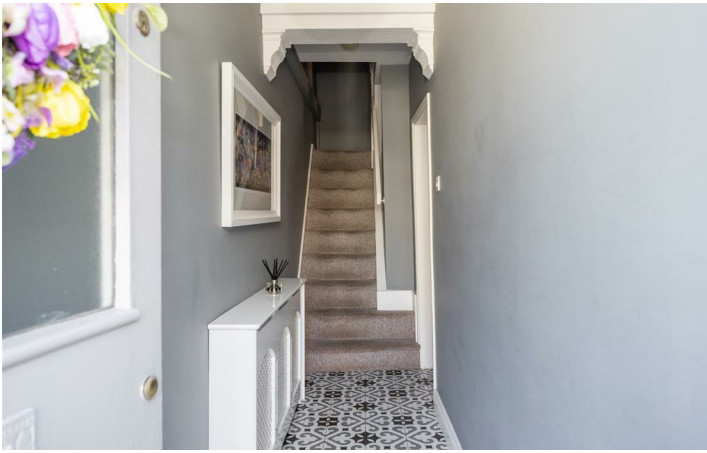
NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 BELMONT AVENUE WEST,  
BELFAST, BT4 3DG**

**OFFERS AROUND £189,950**





This beautifully presented terraced house located on Belmont Avenue West, boasts an excellent location, conveniently situated near local shops and key road networks, making it an ideal choice for those seeking both comfort and accessibility.

Comprising good-sized open plan living / dining area with wooden effect tiled flooring, an attractive fitted kitchen with built in oven and hob and full floor tiling plus a convenient breakfast bar.

The property features two bedrooms, and additionally, there is an attic room that can serve various purposes, whether as a home office, playroom, or extra storage space.

With gas-fired heating and double glazing throughout, this delightful terraced house is ideal for a first-time buyer or young couple, this home offers a wonderful opportunity to enjoy comfortable living in a sought-after area. Do not miss the chance to make this lovely house your new home.





## Key Features

- Beautifully Presented Mid Terraced Property Located on Belmont Avenue West
- Good Sized Living/Dining Area With Attractive Cast Iron Fireplace
- Kitchen With Excellent Range of Units and Fully Tiled Floor
- Two Well proportioned Bedrooms and Bathroom to the First Floor
- Bathroom With Panelled Bath and Separate Walk in Shower Cubicle
- Additional Attic Room Which Can Serve A Multitude of Uses
- Gas Fired Central Heating and Double Glazing Throughout
- Ideal For First Time Buyers, Early Viewing is Advised



## Accommodation Comprises

### Entrance Hall

### Living/Dining

22'5 x 10'3

(Into Bay)

Wood effect tiled flooring, built in wooden window seat, attractive cast iron fire place with tiled hearth, recessed spotlights, storage under stairs.

### Kitchen

14' x 7'5

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer taps, built in oven and ceramic hob with stainless steel extractor hood, part tiled walls, fully tiled flooring, plumbed for washing machine, recessed spotlights.

### First Floor Landing

Storage cupboard housing gas fired boiler.

### Bedroom 1

13'5 x 9'9

### Bedroom 2

9'9 x 8'7

### Bathroom

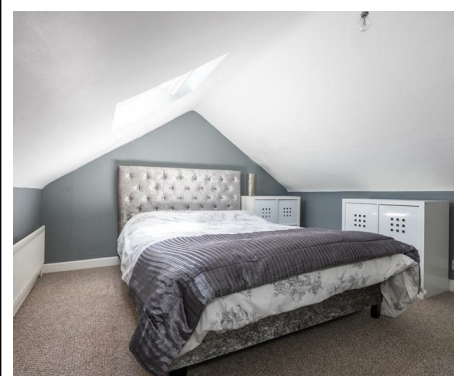
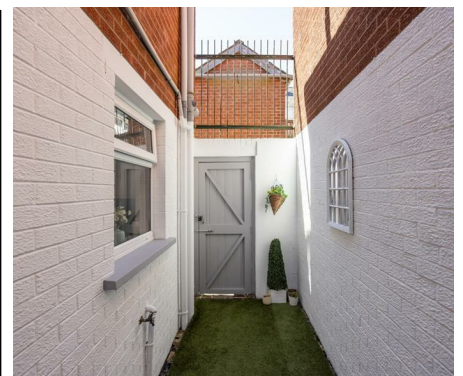
White suite comprising: Panelled bath with mixer taps, pedestal wash hand basin with mixer taps, low flush WC, separate walk in shower cubicle, part tiled walls, fully tiled floor, recessed spotlights.

### Attic Room

12'3 x 10'4

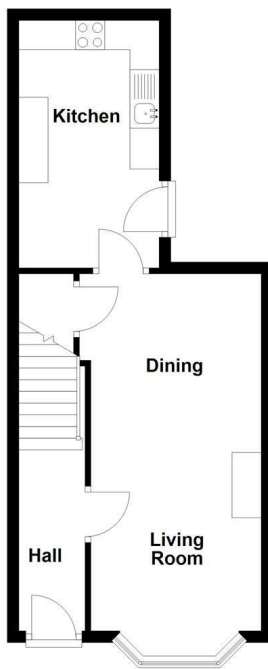
### Outside

Enclosed yard to rear.

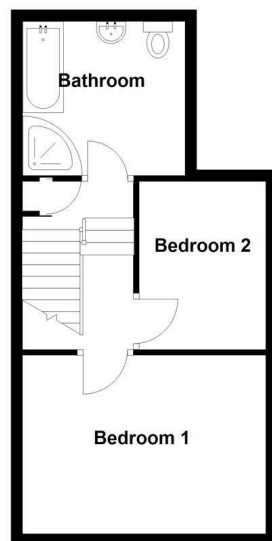




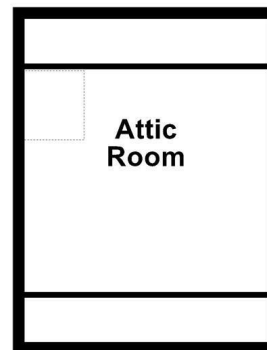
Ground Floor



First Floor



Second Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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		
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 our mortgage advisor on 028 9047 1515.

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

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage 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.

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