

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**26 IRWIN AVENUE, BELFAST, BT4 3AF**

**OFFERS OVER £239,950**

An attractive red brick townhouse in the heart of Ballyhackamore, offering accommodation that has been improved by the current owners over many years, this property is typically a four bedroom which has been converted to a three bedroom with spacious en-suite.

The accommodation comprises of entrance hall with attractive mosaic tiled flooring, lounge including marble fireplace with gas fire, and double doors to dining room to include attractive wood laminate flooring throughout. The kitchen comprises of range of units including built-in oven with gas hob, partly tiled walls and ceramic tiled flooring, open to breakfast area with recessed spotlighting.

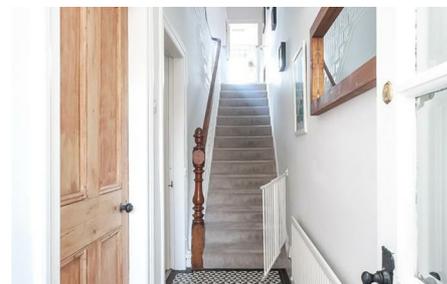
The first floor offers master bedroom with ornate cast iron fireplace and bay window, currently used as a further reception room. Furthermore, the first floor includes bedroom two and a family bathroom comprising of modern white suite, built-in shower over bath and laminate flooring. The second floor includes a generous third bedroom with full length range of built-in robes, and spacious en-suite shower room comprising of large walk-in shower cubicle with built-in shower, wood laminate flooring and recessed spotlighting.

Other benefits include gas fired central heating with a recently installed gas fired boiler, mostly new uPVC double glazed windows, and recently completed patio yard to rear. A fantastic property offering generous accommodation within walking distance of the many attractive amenities on offer in the Ballyhackamore area, not to mention the schools, restaurants, and express Glider bus service into Belfast city centre.



## Key Features

- Excellent Red Brick Townhouse In The Heart Of Ballyhackamore
- Kitchen With Built-In Oven And Hob, Open To A Breakfast Area
- Master Bedroom With Bay Window, Currently Used As Reception Room
- Recently Installed Gas Boiler & Mostly New uPVC Double Glazed Windows
- Spacious Lounge With Marble Fireplace And Double Doors To Dining
- Further Bedroom And Family Bathroom Suite To First Floor
- Generous Third Bedroom And En-Suite Shower Room On Second Floor
- Convenient Location Close To A Range Of Local Amenities And Schools



### Accommodation Comprises

#### Entrance Porch

Mosaic tiled floor.

#### Lounge

14'2 x 12'9

(into bay) Marble fireplace with tiled inset and hearth and gas fire. Wood laminate flooring. Double doors to:

#### Dining Room

12'7 x 10'5

(at widest point) Cupboard with gas fired boiler. Wood laminate flooring.

#### Kitchen

16'0 x 8'0

Range of high and low level units including display cabinets, wood effect work surfaces, inset single drainer stainless sink unit with mixer tap, built-in under oven, gas hob, stainless steel extractor hood, plumbing for washing machine, plumbing for dishwasher, space for fridge/freezer, part tiled walls, ceramic tiled flooring. Under stairs pantry. Open to breakfast area. Recessed spotlighting.

#### First Floor

##### Bedroom 1

16'7 x 14'2

(into bay) Ornate cast iron fireplace with tiled inset and hearth.

##### Bedroom 2

10'3 x 9'8

Ornate cast iron fireplace with tiled inset.

##### Bathroom

Modern white suite comprising panelled bath with mixer tap, built-in shower, tiled splashback, shower screen, pedestal wash hand basin with mixer tap, low flush WC, laminate flooring, extractor fan.

#### Second Floor

##### Landing

##### Bedroom 3

15'5 x 11'4

Range of full length robes. Wood laminate flooring.

##### En-Suite Shower Room

White suite comprising large walk-in shower cubicle with built-in shower, tiled walls, shower screen, glass wash hand basing with mixer tap and tiled splashback, and low flush WC. Wood laminate flooring. Recessed spotlighting.

##### Outside

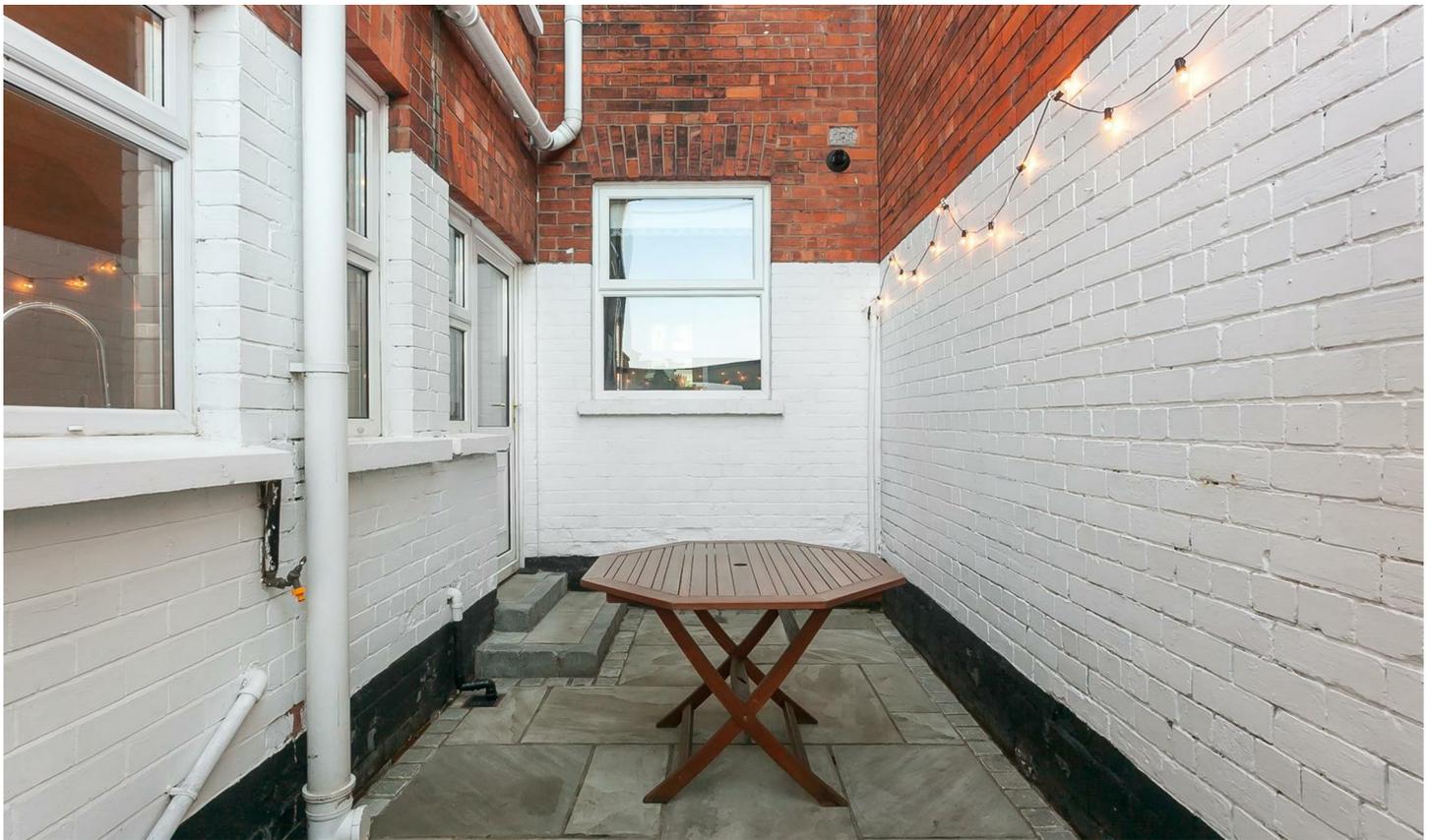
Small gated tiled path and stoned area to front.. Enclosed rear yard with recently completed patio.



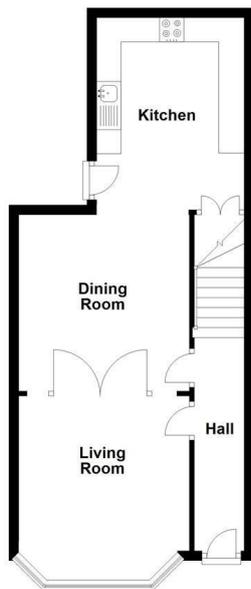




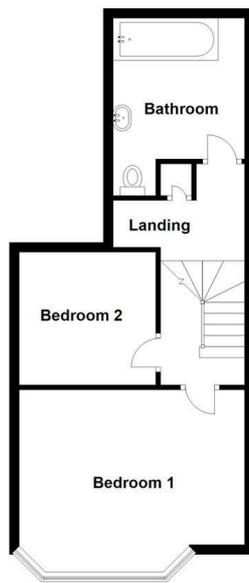




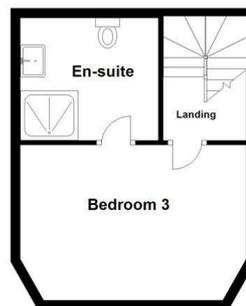
Ground Floor



First Floor



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	57	60
	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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