

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 LISAVON STREET, BELFAST, BT4
1LG**

OFFERS AROUND £119,950



This attractive ground floor apartment is situated in a popular and convenient area just off Connsbrook Avenue, and the Hollywood Road and great amenities are all close by including Connswater shopping centre and road networks to the city centre.

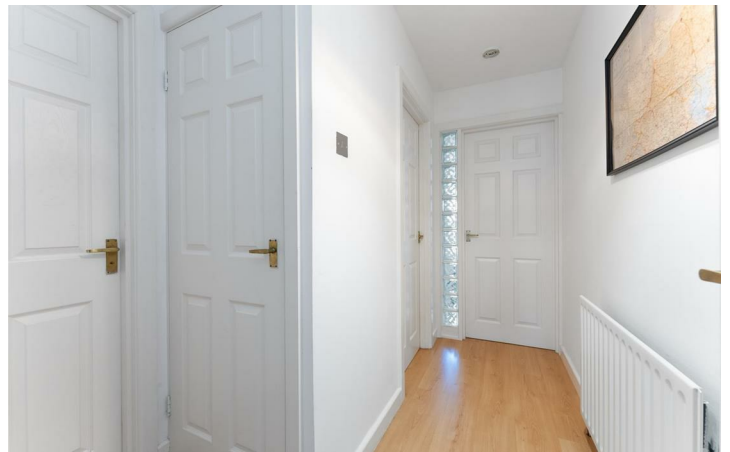
The accommodation comprises spacious living room, open plan to a modern kitchen with range of built in appliances and Mourne granite work tops, two bright bedrooms and bathroom with modern white suite. The property also benefits from Phoenix Gas heating and uPVC double glazed windows.

Outside, the property benefits from a private rear garden with patio area, together with car parking spaces, leaves any discerning purchaser little to do but move in. Ideal for the City commuter, first time buyer or investor, an internal inspection is essential to appreciate fully all this fine property has to offer and see how well cared for and presented the property is.



Key Features

- Excellent Ground Floor Apartment In A Popular Location
- Spacious Living Room, Open Plan To Modern Kitchen
- Kitchen With Range Of Built-In Appliances & Granite Worktops
- Two Well Proportioned Bedrooms, One With Door To Patio
- Bathroom With Panelled Bath And Fully Tiled Flooring
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Parking To Front And Private Patio To Rear With Boundary Fence
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Living Room Open To Kitchen Dining

22'5 x 16'0

(At widest point) Laminated strip wood flooring to living room. Storage under stairs. Gas fire with tiled hearth. Open to kitchen with high and low level units, Mourne granite worktops, 1 1/2 tub sink unit, plumbing for washing machine, space for cooker. Part tiled walls, tiled flooring.

Rear Hall

Laminated strip wood flooring. Storage cupboard.

Bathroom

White suite comprising panelled bath with handheld shower, low flush WC and vanity unit, cupboard with gas boiler, part tiled walls and tiled flooring.

Bedroom 1

10'6 x 10'0

Laminated strip wood flooring.

Bedroom 2

12'3 x 6'9

Laminated strip wood flooring. PVC door to patio.

Outside

Parking to front. Private patio area to rear with boundary fencing.

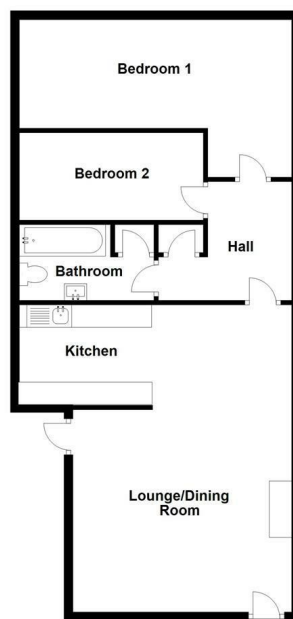
Additional Information

Management company AMPM. Management fee £460 per annum to cover insurance and maintenance.





Ground 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) A		
(81-91) B		
(69-80) C	73	73
(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.

ULSTERPROPERTYSALES.CO.UK

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