

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**115 DUNRAVEN AVENUE,
BELFAST, BT5 5JS**

OFFERS AROUND £129,950



Located just off Grand parade and only a short stroll to Ballyhackamore and its super range of shops and restaurants, this attractive end terrace property is also close to road networks, the Glider Bus System and surrounding amenities.

Comprising a good sized living room and separate dining room leading to a fitted kitchen with range of units, the property offers three bedrooms and a modern white shower room on the first floor. Outside, the property offers an easily managed garden to the front and a private garden to the rear with lawn and mature hedges, and is ideal for those looking for some private outdoor space.

Ideal for a wide range of purchasers from first time buyers to young professional and investors, this attractive red brick end terrace must be viewed to appreciate its full potential.



Key Features

- Attractive Red Brick End Terrace Property Just Off Grand Parade
- Good Sized Living Room, With Separate Dining Room
- Fitted Kitchen With Range Of Units And Understairs Storage
- Gas Fired Central Heating System And uPVC Double Glazing
- Three Bedrooms Plus White Shower Room On The First Floor
- Easily Maintained Garden To Front & Private Garden To Rear In Lawn
- Priced To Allow For A Little Updating And Modernisation
- Convenient Location Close To A Wide Range Of Local Amenities



Accommodation Comprises

Living Room

13'4 x 12'2

Dining Room

11'0 x 9'0

Kitchen

12'4 x 6'0

Range of high and low level units, single drainer stainless steel sink unit, plumbing for washing machine, part tiled walls, gas boiler.

First Floor

Bedroom 1

13'2 x 8'9

Built-in cupboard.

Bedroom 2

11'7 x 9'0

Bedroom 3

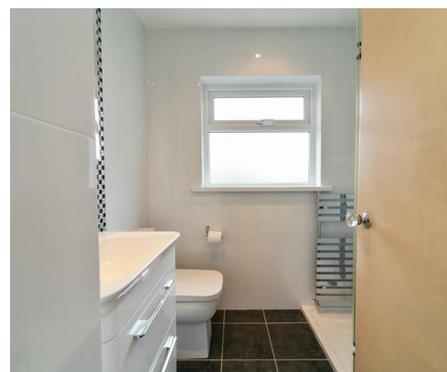
8'0 x 6'5

Shower Room

White suite comprising shower cubicle, low flush WC and vanity unit. Fully tiled walls.

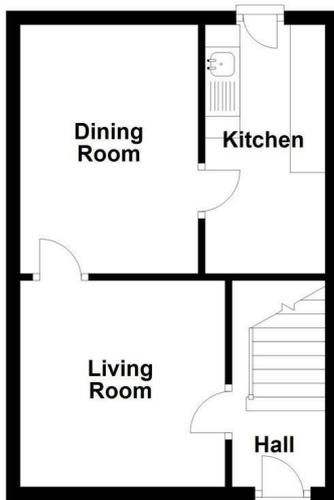
Outside

Garden to front. Private garden to rear with lawn with mature hedges.

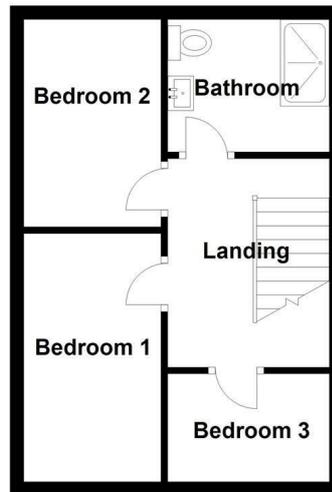




Ground Floor



First 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		69	71
(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

ANDERSONSTOWN
028 9060 5200

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