

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**118 AVONIEL ROAD, BELFAST,  
BT5 4SG**

**OFFERS AROUND £99,950**



This attractive red brick mid terrace property is an excellent first time buyer home or investment opportunity, and is conveniently located just off the Beersbridge Road, within close access to a wide range of amenities and road networks into the City Centre.

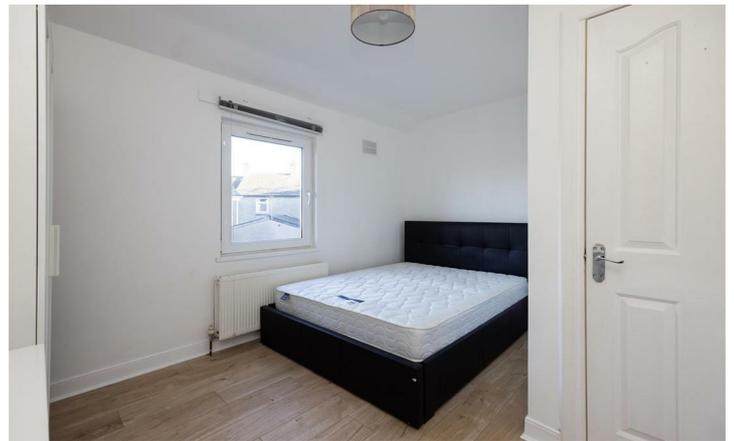
The accommodation includes living room with laminate flooring and bay window and excellent fitted kitchen with integrated oven and hob and breakfast bar. Furthermore, a modern bathroom on the ground floor, with partly tiled walls. Upstairs, the property has two double bedrooms. Easy to maintain, this property also includes gas fired central heating and uPVC double glazing.

An early internal inspection is essential to fully appreciate all this great property has to offer.



## Key Features

- Attractive Red Brick Mid Terrace Property
- Living Room With Bay Window And Laminate Flooring
- Fitted Kitchen With Built-In Oven And Hob
- White Bathroom Suite With Partly Tiled Walls
- Gas Fired Central Heating And uPVC Double Glazing
- Two Good Sized Bedrooms With Laminate Flooring
- Close To Local Amenities And Road Networks
- Ideal Investment Or First Time Buyer Home



### Accommodation Comprises

#### Entrance Hall

#### Living Room

13'8 x 13'6

(into bay) Laminated strip wood flooring.

#### Kitchen

13'4 x 7'0

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and 4 ring hob, plumbed for dishwasher and washing machine, laminated strip wood flooring, part tiled walls, breakfast

#### Rear Hall

Laminated strip wood flooring.

#### Bathroom

White suite comprising panelled bath with handheld shower, pedestal wash hand basin and low flush WC. Part tiled walls, laminate strip wood flooring, gas boiler.

### First Floor

#### Bedroom 1

13'5 x 8'0

Laminated strip wood flooring.

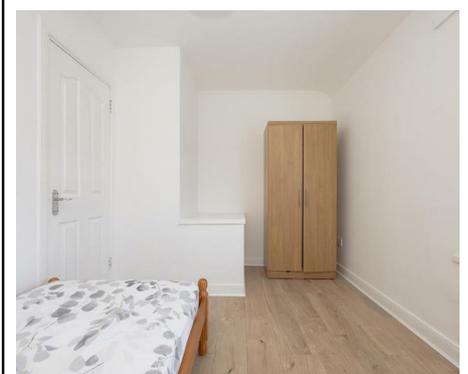
#### Bedroom 2

13'5 x 10'3

Laminated strip wood flooring.

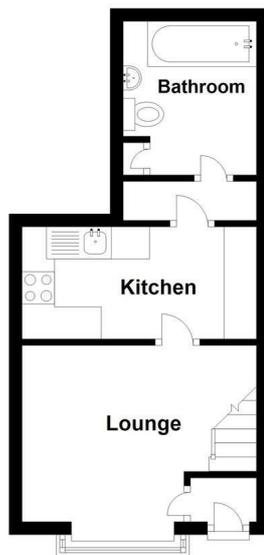
#### Outside

Yard to rear.

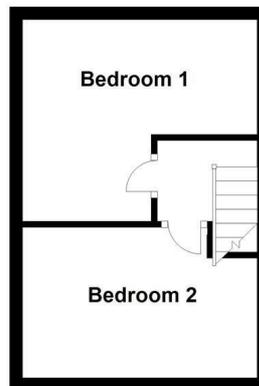




Ground Floor



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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		65	72
		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  
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