

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

**028 9047 1515**

[ballyhackamore@ulsterpropertysales.co.uk](mailto:ballyhackamore@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**40 CLARA AVENUE, BELFAST, BT5  
5ER**

**OFFERS AROUND £89,500**





A red brick mid terrace property in need of a full renovation, just off the popular Beersbridge Road, leading onto Woodcot Avenue.

The ground floor accommodation comprises entrance hall, open plan lounge/dining room and kitchen. The first floor consists of two bedrooms and a shower room. Overall, this property is in poor condition and is only available to cash buyers, sold as seen.

Located in a popular and sought after area of East Belfast, this property will be of huge appeal to builders and investors alike looking for a project. The full potential of this terrace can only be appreciated fully upon an inspection.



## Key Features

- Red Brick Town Terrace In Need Of Full Modernisation
- Open Plan Living/Dining Room
- Kitchen With Sink Unit And Cupboards
- Two Bedrooms And Shower Room
- Ideal For Builders And Investors
- Convenient And Popular Location
- Cash Offers Only Due To Condition
- Great Rental Potential When Modernised



## Accommodation Comprises

### Entrance Hall

### Lounge/Dining

21'5 x 10'3  
(into bay)

### Kitchen

7'6 x 6'2  
Range of cupboards, double  
drainer stainless steel sink unit.

### First Floor

#### Bedroom 1

12'6 x 9'2

#### Bedroom 2

9'6 x 8'2

### Shower Room

Shower cubicle, pedestal wash  
hand basin, low flush WC, fully tiled  
walls.

### Outside

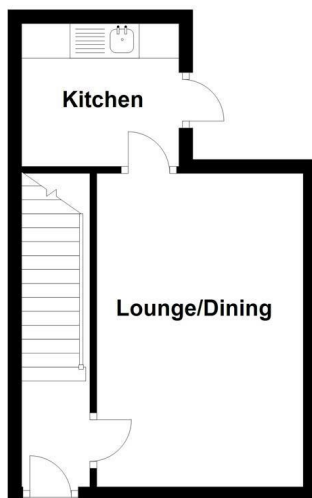
Enclosed yard to rear.



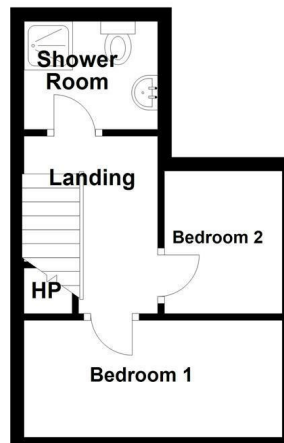




**Ground Floor**



**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		
		62
	5	
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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