

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**47 WOODCOT AVENUE, BELFAST, BT5 5JB**

**OFFERS AROUND £179,950**



An excellent, beautifully presented terrace home within the popular Bloomfield area, offering generous accommodation which has been improved throughout by the current owners over recent years.

Offering lots of character, this attractive home really benefits from the high ceilings and well maintained feature cornicing, and further benefits from substantial improvements by the current owners over recent years, to include a damp proof course throughout the ground floor, attractive kitchen and bathroom, and gas fired boiler. The ground floor further benefits from wood laminate flooring, lounge with bay window, and archway to dining room. Modern kitchen comprising of range of units and built in oven with ceramic hob.

The accommodation benefits from four good sized bedrooms over the first and second floor. The first floor includes two bedrooms, both with wood laminate flooring, and principal bedroom with ensuite shower room comprising of built in shower cubicle and attractive tiling. The first floor further benefits from a family bathroom which includes a modern white suite with partly tiled walls and floor. The second floor includes a further two well proportioned bedrooms, both with wood laminate flooring.

The property is chain free for buyers and includes a small front area, an enclosed rear yard, located within a popular area of East Belfast, close to a vast range of amenities on the Upper Newtownards Road, not to mention Ballyhackamore village and the Glider bus service into Belfast City Centre, all within walking distance.



## Key Features

- An Excellent Chain Free Terrace Property In A Popular Location
- Modern Kitchen With Built In Oven And Ceramic Hob
- Principal Bedroom With Modern Ensuite Shower Room
- Feature Cornicing, Damp Proof Course Throughout Ground Floor
- Generous Lounge With Bay Window Through To Dining Room
- Four Spacious Bedrooms Across First And Second Floor
- Gas Fired Central Heating And Upvc Double Glazing
- Convenient Location Close To Local Amenities And Public Transport



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring.

#### Lounge

12'2 x 10'2

(into bay) Wood laminate flooring, archway to:-

#### Dining Room

10'4 x 10'3

Wood laminate flooring, cupboard understairs.

#### Kitchen

11'9 x 5'8

Modern range of high and low level units including display cabinets, granite effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob, integrated extractor hood, cupboard with gas fired boiler, space for fridge freezer, plumbed for washing machine, wood laminate flooring.

#### First Floor

##### Landing

##### Bedroom 1

13'9 x 9'7

Wood laminate flooring.

#### Ensuite Shower Room

Modern white suite, built in shower cubicle with electric shower, tiled walls, folding shower screen, pedestal wash hand basin, tiled splashback, low flush WC, wood effect tiled floor, recessed spotlighting.

#### Bedroom 2

8'1 x 7'3

Wood laminate flooring.

#### Bathroom

Modern white suite, panelled bath with mixer tap, telephone shower, shower screen, pedestal wash hand basin, low flush WC, part tiled walls, wood effect tiled floor, recessed spotlighting, mirrored cabinet.

#### Second Floor

##### Landing

##### Bedroom 3

14'0 x 7'1

(average), Velux window, wood laminate flooring.

##### Bedroom 4

8'1 x 8'1

(average) Velux window, wood laminate flooring.

#### Outside

Small front area and rear yard.





















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>	66	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.

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