

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 GRACE AVENUE, BELFAST, BT5  
5JH**

**OFFERS AROUND £95,000**





A deceptively spacious three bedroom terrace property in need of modernisation, located in the popular Bloomfield area, close to many local amenities and the Glider bus route into Belfast city centre.

The property benefits from recently fitted PVC double glazed windows and gas fired central heating. The accommodation includes entrance hall to generous lounge open to dining room with wood laminate flooring and brick feature fireplace. Fitted kitchen with space for appliances, breakfast bar and partly tiled walls. The first floor includes two bedrooms, including master bedroom with built-in robes and dresser. Bathroom comprising of white suite with telephone hand shower over bath, part PVC wall cladding and ceramic tiled flooring. The second floor includes bedroom three, an attic bedroom with velux window.

Ideal for investors or first time buyers wanting to put their own stamp on what is an older property retaining many of its attractive features but in need of modernisation and some repairs, this property is priced to allow for modernisation and some repairs. View now to avoid disappointment.



## Key Features

- Deceptively Spacious Mid Terrace Property
- Through Lounge Dining & Kitchen With Breakfast Bar
- Three Bedrooms Across First & Second Floor
- Bathroom Suite With Shower Over Bath
- Recently Fitted PVC Double Glazed Windows
- Gas Fired Central Heating System
- Small Yard To Front & Enclosed Yard To Rear
- Convenient Location Close To A Range Of Amenities



## Accommodation Comprises

### Entrance Hall

### Lounge

12'0 x 9'8

(into bay window) Brick feature fireplace with enclosed fire and tiled hearth, wood laminate floor, open to:-

### Dining Room

10'5 x 9'4

Gas fired boiler, wood laminate floor, cupboard under stairs.

### Kitchen

14'0 x 5'6

Range of high and low level units, formica work surface with inset single drainer stainless steel sink unit with mixer tap, space for appliances, breakfast bar, part tiled walls, wood laminate floor, timber panelled ceiling.

### First Floor

### Landing

Hotpress.

### Bedroom 1

13'5 x 10'4

Including range of built in robes with dresser.

### Bedroom 2

10'4 x 8'2

(at widest points)

### Bathroom

White suite comprising panelled bath with mixer tap, telephone shower, pedestal wash hand basin, low flush WC, part PVC wall cladding, ceramic tiled floor, PVC panelled ceiling.

### Second Floor

### Landing

### Bedroom 3

12'2 x 6'8

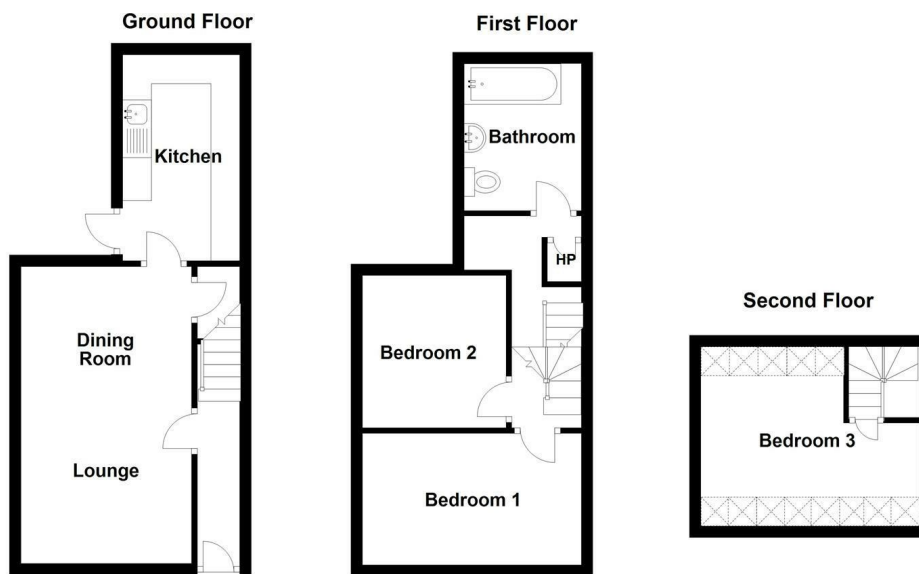
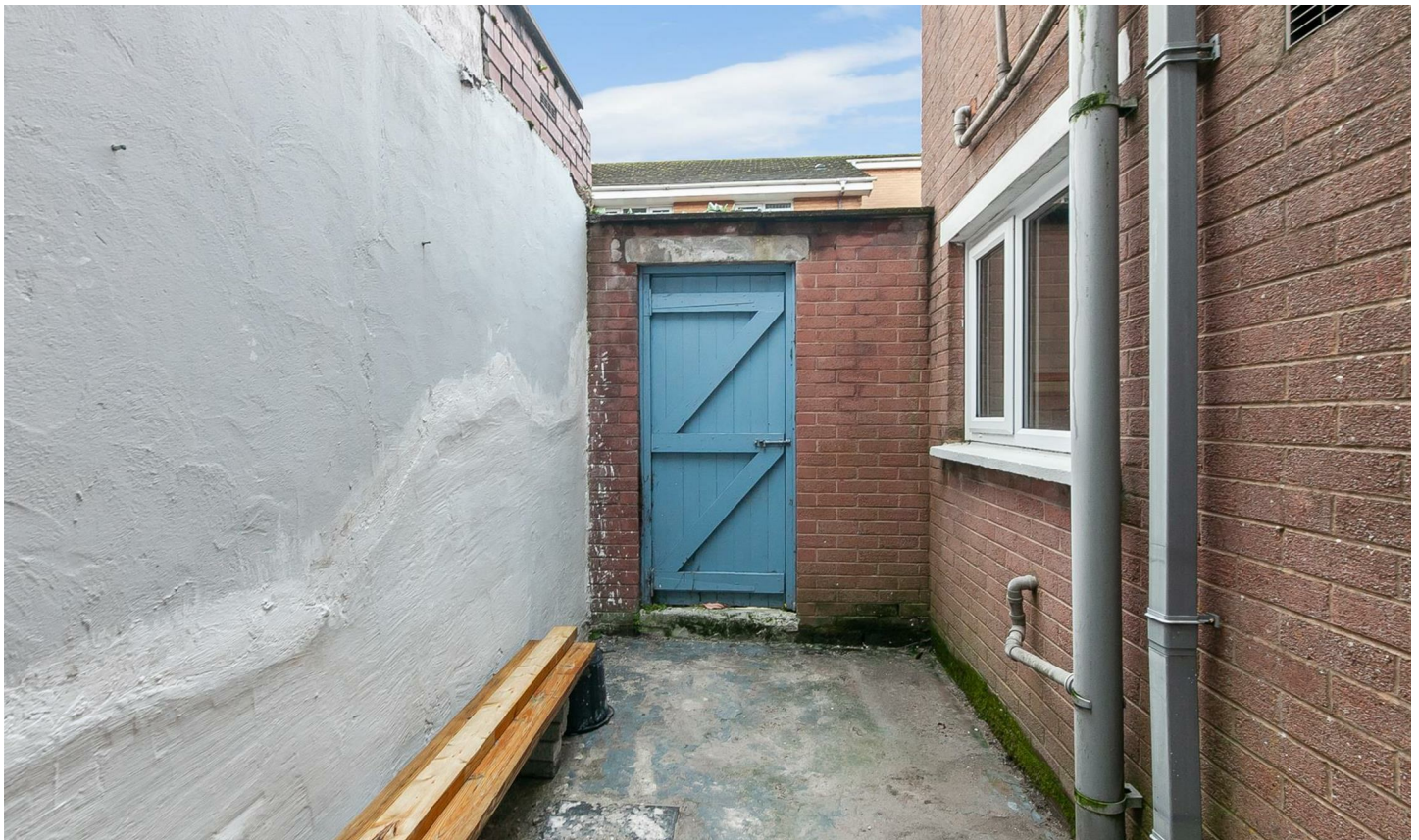
(average) Velux window.

### Outside

Small front garden and enclosed rear yard.







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		
	52	68
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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