

ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,  
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028 9047 1515

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 FINVOY STREET, BELFAST, BT5  
5DH**

**OFFERS AROUND £139,950**





A deceptively spacious mid terrace home in a leafy street just off the Upper Newtownards Road, and within walking distance of Ballyhackamore and its popular amenities.

On entering the lounge, you will see that Finvoy Street homes are a little bit wider than your normal terraced property, which means a much wider lounge, with cast iron fireplace, and archway to a much wider dining room. The kitchen includes a range of units with display cabinets, space for appliances, and partly tiled walls. The first floor comprises three bedrooms, one with wood laminate flooring, and a bathroom comprising white suite with built-in shower over bath, chrome feature radiator, partly tiled walls and tiled flooring.

The outside includes a small concrete area to front, and enclosed rear yard. The outlook to the front enjoys a tree lined area with additional public parking and playpark. An excellent property for first time buyers and young professionals, wanting to commute into Belfast city centre with the added benefit off the glider bus service on the Upper Newtownards Road.



## Key Features

- Excellent Mid Terrace Property In Popular Location
- Lounge With Cast Iron Fireplace Leading To Dining Room
- Modern Kitchen With Patio Door To Rear Yard
- Three Bedrooms, One With Wood Laminate Flooring
- Bathroom With Partly Tiled Walls And Tiled Flooring
- Oil Fired Central Heating & PVC Double Glazing
- Ideal First Time Buy Or Investment Opportunity
- Convenient Location Close To Many Local Amenities



## Accommodation Comprises

### Entrance Hall

### Lounge

11'8 x 11'5

(into bay) Carved fireplace, archway to:-

### Dining Room

12'1 x 11'5

Cupboard under stairs.

### Kitchen

13'6 x 7'9

Range of high and low level units with display cabinet, granite effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, space for gas range cooker, plumbed for washing machine, space for fridge, space for dryer, part tiled walls.

### First Floor

### Landing

### Bedroom 1

15'6 x 10'2

Ornate carved fireplace.

### Bedroom 2

11'4 x 9'5

Wood laminate floor, hotpress.

### Bedroom 3

7'9 x 5'2

### Bathroom

White suite comprising panelled bath, built in shower, part tiled walls, pedestal wash hand basin with mixer tap, tiled splashback, low flush WC, chrome feature radiator, tiled floor, timber panelled ceiling.

### Outside

Front garden with concrete area, enclosed rear yard, boiler house with oil fired boiler, outside tap.

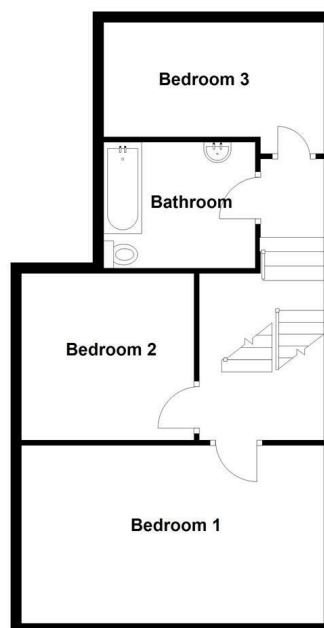
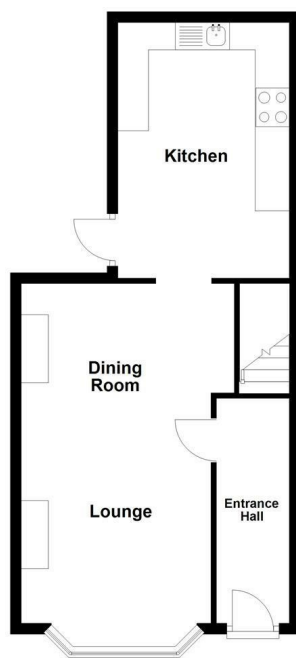






Ground Floor

First Floor



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	43	46
(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.

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