



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**127 DUNRAVEN AVENUE,  
BELFAST, BT5 5JS**

**OFFERS AROUND £149,950**





A three bedroom mid terrace property in the heart of Bloomfield, within walking distance to Ballyhackamore, offering great accommodation with a West facing garden to the rear.

The accommodation includes entrance hall, lounge with attractive fireplace, separate dining room and fitted kitchen with a range of units, built in oven and ceramic hob, partly tiled walls and ceramic tiled flooring. The first floor includes three bedrooms, principal bedroom including a built in cupboard. Modern shower room with large walk in shower cubicle, vanity unit, PVC wall cladding and PVC panelled ceiling with recessed spotlighting.

The outside includes a small front garden, and an enclosed west facing garden with paved area and flower beds. A real suntrap over the summer months. Located within walking distance of Ballyhackamore, this property is great value with outside space, and convenient to a vast range of amenities, view now to avoid disappointment.





## Key Features

- An Attractive Red Brick Terrace Property In The Bloomfield Area
- Generous Sized Living Room With Separate Dining Room
- Fitted Kitchen With A Range Of Units Including A Built In Oven And Hob
- Oil Fired Central Heating System And PVC Double Glazed Windows
- Three Bedroom Plus A Modern White Shower Room On The First Floor
- Enclosed Rear West Facing Garden With Paved Area
- Suitable For First Time Buyers And Downsizers Alike
- Popular Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

#### Lounge

13'4 x 12'2

Attractive fireplace with electric fire.

#### Dining Room

10'8 x 9'1

#### Kitchen

10'8 x 6'1

Range of high and low level units, marble effect work surfaces with inset single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob, integrated extractor hood, plumbed for washing machine, space for fridge freezer, part tiled walls, ceramic tiled floor, cupboard under stairs.

#### First Floor

#### Landing

Hotpress.

#### Bedroom 1

13'0 x 8'9

Built in cupboard.

#### Bedroom 2

11'6 x 9'0

#### Bedroom 3

9'6 x 6'5

#### Shower Room

Modern white suite comprising walk in shower cubicle with electric shower and shower screen, vanity unit with mixer tap, low flush WC, Pvc wall cladding, Pvc pine ceiling with recessed spotlighting.

#### Outside

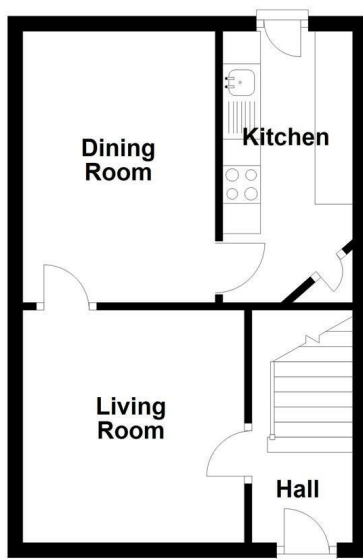
Small front garden, enclosed rear paved garden with flowerbeds. Boiler house with oil fired boiler, outside tap.



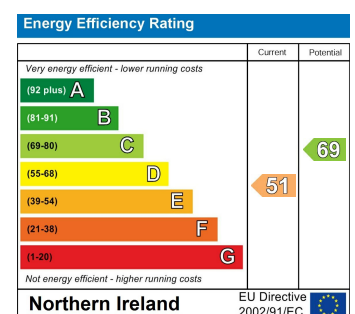
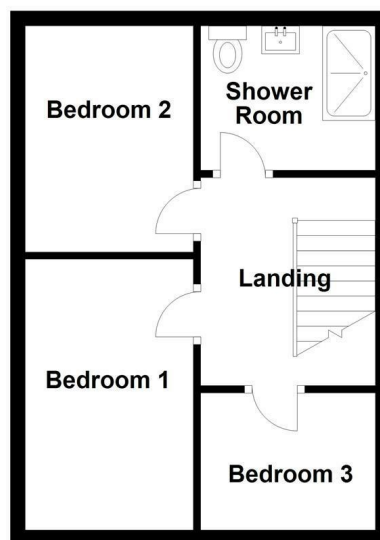




**Ground Floor**



**First Floor**



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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