



ULSTER PROPERTY SALES

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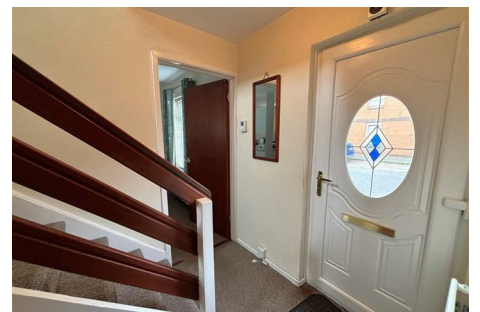
CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



64 Mayo Street , Belfast, BT13 3AZ

Offers Over £125,000

Fantastic Opportunity To Purchase A Modern Constructed Semi Detached Villa In This Ever Popular Residential Location.

Holding an excellent site within a quiet section off the Woodvale Road, this superb modern constructed semi detached villa will have immediate appeal. The interior comprises 3 bedrooms, lounge with attractive electric fireplace, fitted kitchen incorporating dining area alongside downstairs cloakroom with low flush wc and classic bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, gas central heating and has benefitted from insulation improvement works in recent years. Private hard landscaped rear garden in stone chippings makes this home ideally suited to young and old alike, immediate viewing is strongly recommended.

Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(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		
Northern Ireland	73	75
EU Directive 2002/91/EC		

64 Mayo Street

, Belfast, BT13 3AZ



- Modern Constructed Semi Detached Villa
- Fitted Kitchen With Dining
- Upvc Double Glazed Windows
- Excellent Site Within A Quiet Section Off The Woodvale Road
- 3 Bedrooms
- Classic Bathroom Suite
- Gas Central Heating
- Spacious Lounge
- Downstairs Cloakroom
- Insulation Improvement Works In Recent Years

Entrance Hall

Upvc double glazed entrance door, understairs storage, double panelled radiator.

Lounge

15'8" x 10'7" (4.79 x 3.25)
Attractive electric fireplace, double panelled radiator.

Kitchen/Dining

15'9" x 11'10" (4.82 x 3.63)
Single drainer stainless steel sink unit, range of high and low level units, formica worktop, cooker space, fridge/freezer space, plumbed for washing machine, partly tiled walls, double panelled radiator.

Rear Lobby

Upvc double glazed door to rear.

Furnished Cloakroom

Wash hand basin, low flush wc, partly tiled walls.

First Floor

Landing, built-in storage, concealed gas boiler.

Bathroom

Classic bathroom suit comprising panelled bath, wash hand basin, low flush wc, partly tiled walls, panelled radiator.

Bedroom

11'10" x 9'10" (3.62 x 3.01)
Double panelled radiator, access to roofspace.

Bedroom

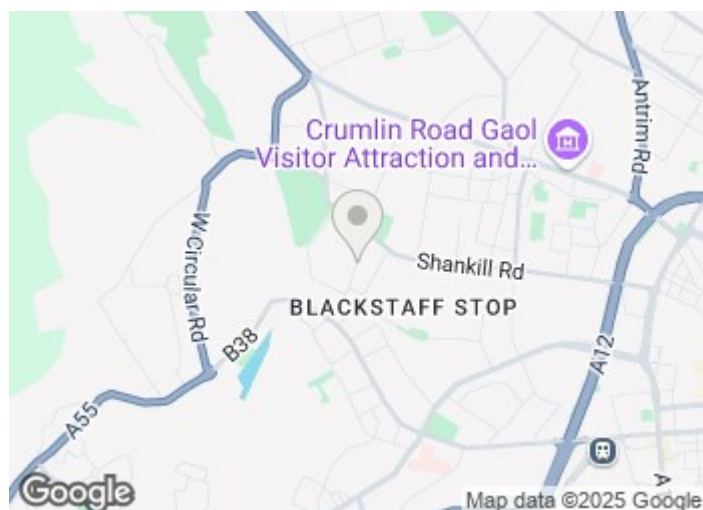
12'5" x 6'8" (3.81 x 2.04)
Built-in storage, built-in robes, double panelled radiator.

Bedroom

15'8" x 10'4" (4.78 x 3.17)
Double panelled radiator.

Outside

Private hard landscaped rear garden in stone chippings, coal bunker, outside light.

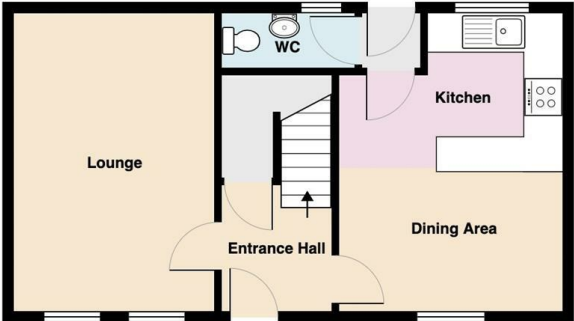


Directions

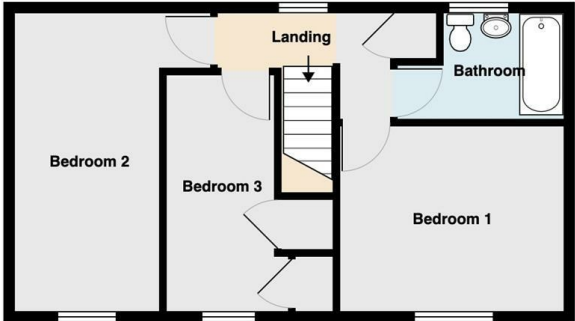


Floor Plan

64 Mayo Street, BELFAST, BT13 3AZ



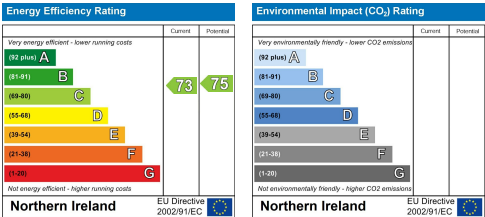
Ground Floor



First Floor

Total Area: 80.2 m² ... 863 ft²
All measurements are approximate and for display purposes only

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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