



12 Balmoral Avenue, Belfast, BT9 6NW

Price Guide £395,000

We are pleased to offer for sale this excellent semi-detached home located on Balmoral Avenue in South Belfast. Well presented, the property has been extended, benefitting from a generous kitchen, with range of integrated appliances, open plan to living / dining area and utility room. There is a front lounge with attractive fireplace, downstairs W.C, three well proportioned bedrooms and luxury family bathroom suite. Gas fired central heating and PVC double glazing are both in place. Outside, there is a private rear garden in lawn with patio area, ample parking to front and electric gates. Within walking distance to the many shops, restaurants & cafés along the Lisburn Road, the property is also in a prime position for leading schools in the area along with excellent transport links.

- Beautifully Presented Extended Semi-Detached Home
- Lounge With Attractive Fireplace
- Utility Room & Downstairs W.C
- Gas Fired Central Heating / PVC Double Glazing
- Close To Leading Schools & Excellent Transport Links
- Three Well Proportioned Bedrooms
- Excellent Kitchen With Range of Integrated Appliances Open Plan To Living / Dining Area
- Luxury Bathroom Suite
- Electric Gates, Driveway & Rear Garden In Lawn With Patio

Energy Efficiency Rating		Current	Potential
(92-100)	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			

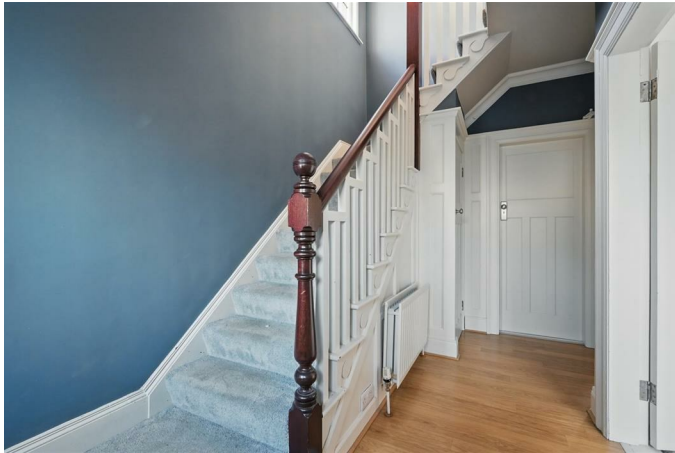
EU Directive 2002/91/EC

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Hardwood front door.

RECEPTION HALL



Storage under stairs. Gas fired boiler.

LOUNGE 13'5" x 12'9" (4.1 x 3.9)



Feature fireplace with gas fire. Bay window.

**KITCHEN / LIVING / DINING 23'11" x 18'4"
(7.3 x 5.6)**



Excellent range of high and low level units, island unit, integrated oven, 4 ring gas hob, stainless steel extractor fan, integrated fridge freezer, tiled flooring, double PVC doors to rear garden, recessed spot lighting.



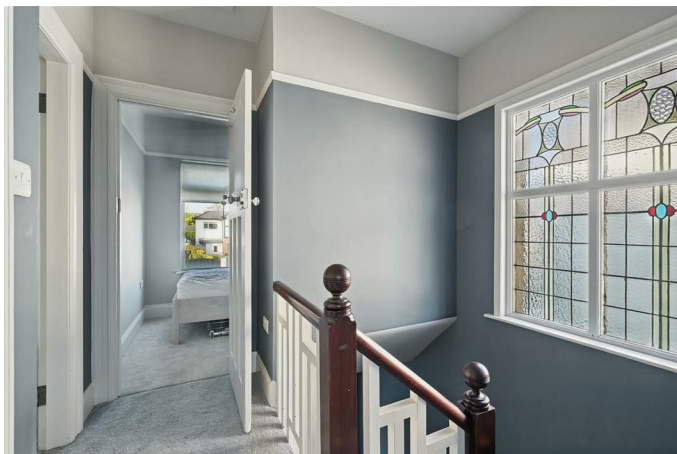
UTILITY ROOM 7'10" x 4'7" (2.4 x 1.4)

Plumbed for washing machine. Tiled floor.

W.C

Low flush W.C, wash hand basin.

ON THE FIRST FLOOR



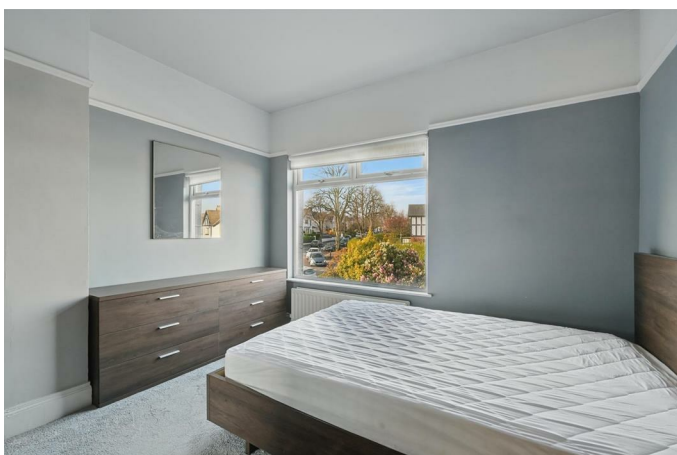
Stained glass window.

BEDROOM ONE 11'5" x 10'9" (3.5 x 3.3)



Laminate wood floor.

BEDROOM TWO 11'1" x 10'9" (3.4 x 3.3)



BEDROOM THREE 8'6" x 5'10" (2.6 x 1.8)



Sliding mirrored built in robe.

BATHROOM



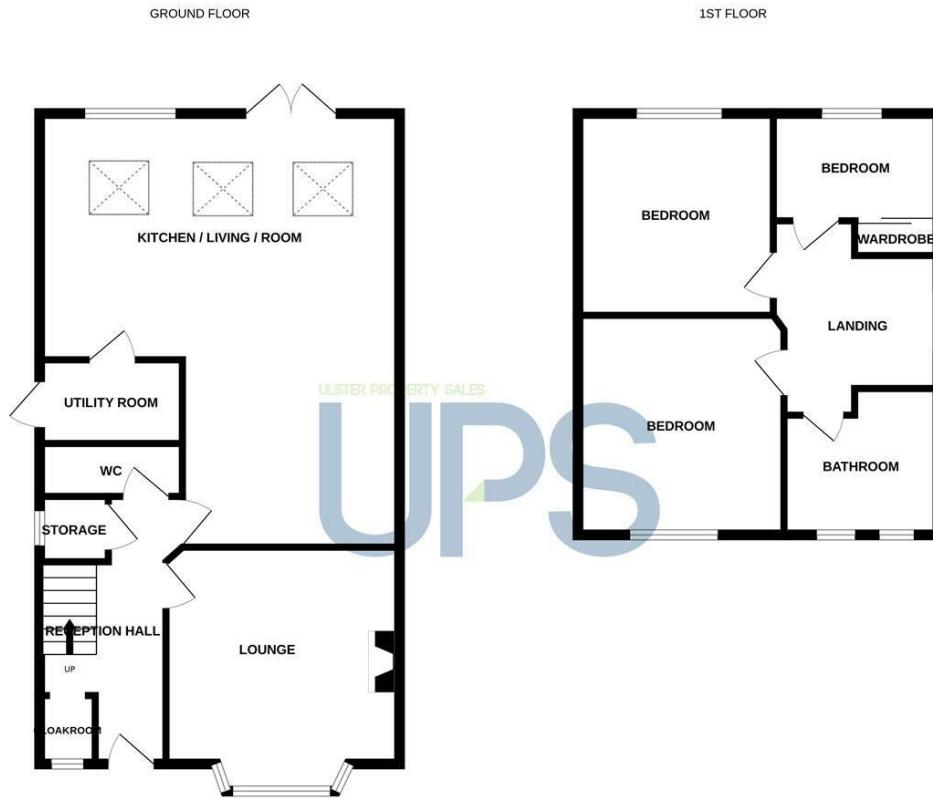
Contemporary white suite comprising low flush W.C, panel bath with shower over, wash hand basin with vanity unit below, part tiled walls, tiled floor.

OUTSIDE



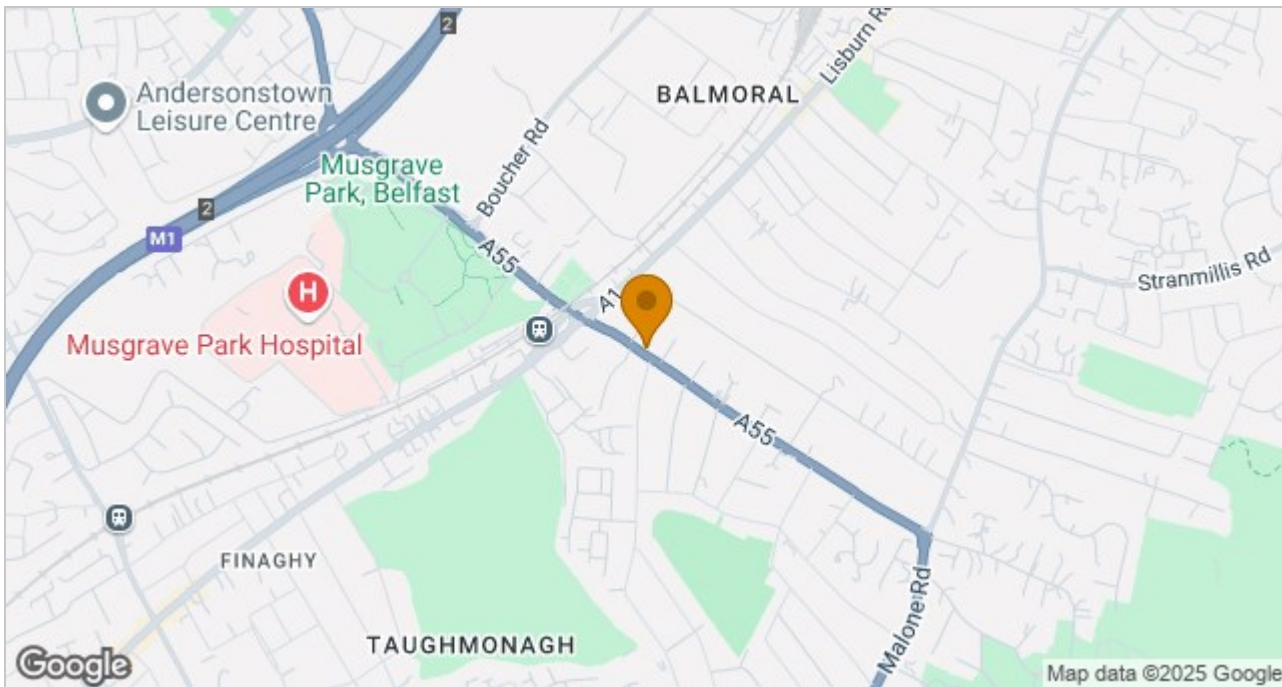
Enclosed rear garden in lawn with paved patio area. Electric gates to front driveway.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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