

ULSTER PROPERTY SALES

UPS

RENTALS - BALLYHACKAMORE

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NETWORK STRENGTH - LOCAL KNOWLEDGE



2 MARTINEZ AVENUE, BELFAST, BT5 5LX

£1,650 PER MONTH

A beautiful spacious semi-detached property in the heart of the Bloomfield area, close to a vast range of local amenities.

Ideal family accommodation offering two reception areas including lounge with separate dining room, a large kitchen with breakfast area and range of appliances and four excellent well-proportioned bedrooms.

On the first floor, a modern white bathroom including freestanding bath and separate walk-in shower cubicle. Other benefits include PVC double glazed windows and gas fired central heating.

Located close to the ever popular Ballyhackamore, a superb property that rarely comes to the rental market, view now to avoid disappointment.

**** Some pictures shown are historic and subject to slight change ****



Key Features

- Beautiful Semi-Detached Property
- Modern Kitchen With Appliances
- Luxury Modern Bathroom
- Four Spacious Bedrooms
- Gas Fired Central Heating
- PVC Double Glazed Windows
- Spacious Yard
- Close To Local Amenities



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Lounge

17'8 x 16'8

Wood laminate flooring.

Dining Room

15'3 x 11'8

Kitchen

18'4 x 9'5

Range of high and low level units with wood laminate work surfaces, stainless steel sink unit with mixer taps, electric hob and oven. Modern, recessed spotlights. Wood laminate flooring.

First Floor

Bedroom 1

17'6 x 16'9

Bedroom 2

19'4 x 11'8

Bedroom 3

13'5 x 11'9

Bedroom 4

13'6 x 11'5

Bathroom

15'0 x 9'5

White suite comprising walk-in shower cubicle with rainfall shower, feature oval bath with mixer tap, wash hand basin with mixer taps and wall mounted low flush WC. Recessed spotlighting. Tiled floor, part tiled walls. Cupboard housing gas fired boiler.

Outside

Spacious enclosed yard. Outside tap.











Ground Floor

First Floor

Second Floor



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			
Northern Ireland		61	67
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 02890471515.

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.

ULSTERPROPERTYSALES.CO.UK

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028 9060 5200

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028 9047 1515

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