



28 Ethel Street, Belfast, BT9 7FW

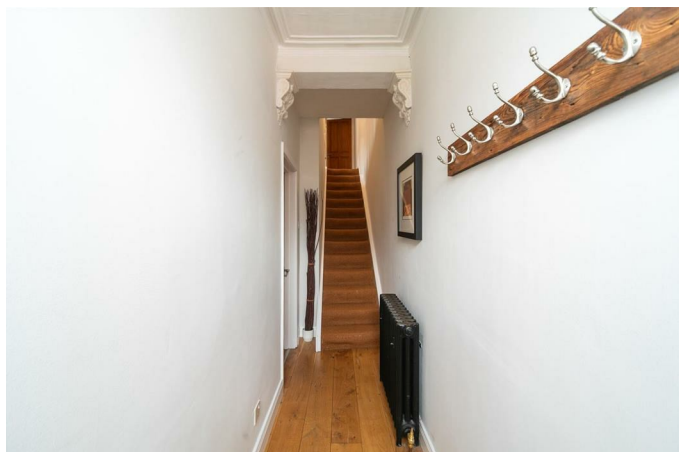
Price Guide £190,000

Conveniently located off the Lisburn Road, close to many restaurants and boutiques, this attractive mid terrace property offers potential purchasers the opportunity to purchase in one of the most popular areas of South Belfast. Refurbished to a high standard the accommodation comprises comfortable lounge, modern kitchen with dining, two good sized bedrooms and contemporary bathroom suite. A major advantage is the generous south facing garden to rear. Gas fired central heating and PVC double glazing have also been installed. With close proximity to the City Centre, main hospitals, an abundance of social and recreational amenities and excellent transport links, this area is proving extremely popular with first time buyers or investors seeking a lucrative rental income.

- Attractive Mid Terrace
- Modern Kitchen Open Plan To Dining
- Modern Bathroom Suite
- PVC Double Glazing
- Convenient Location With Walking Distance To Shops, Restaurants & Many Other Amenities
- Comfortable Lounge / Dining
- Two Good Sized Bedrooms
- Gas Fired Central Heating
- Enclosed South Facing Garden

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(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		66	69
EU Directive 2002/91/EC			

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**

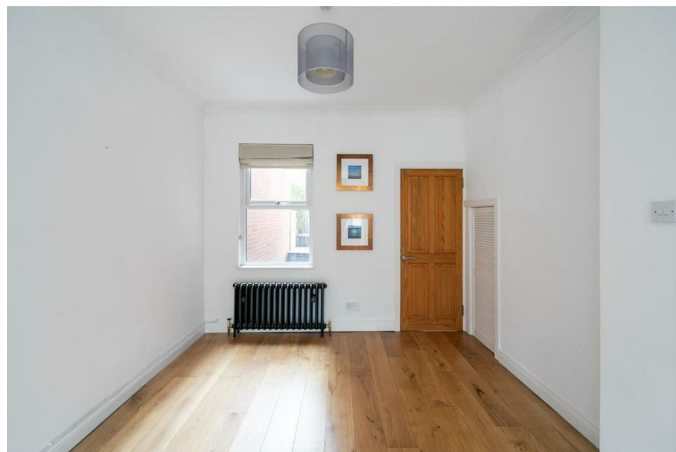
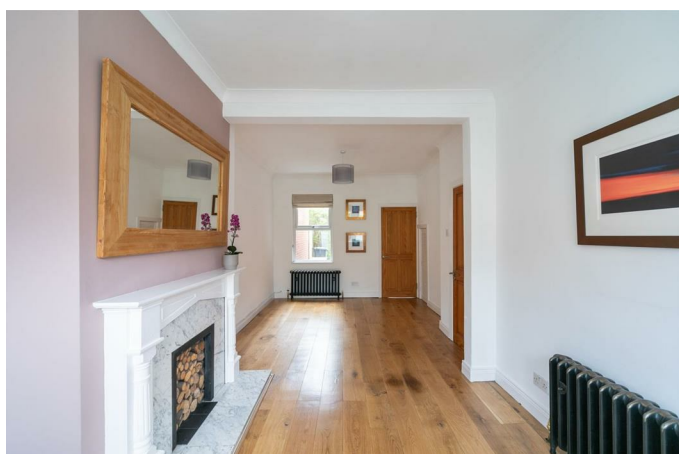


Hardwood front door.

LOUNGE / DINING 23'7" x 9'10" (7.2 x 3.0)



Wood flooring with feature fireplace.



KITCHEN / DINING 17'8" x 8'2" (5.4 x 2.5)



Excellent range of low level units, built in oven with 4 ring electric hob, extractor fan, stainless steel sink unit with drainer, plumbed for washing machine, ceramic tiled floor and part tiled walls. Access to south facing paved patio.

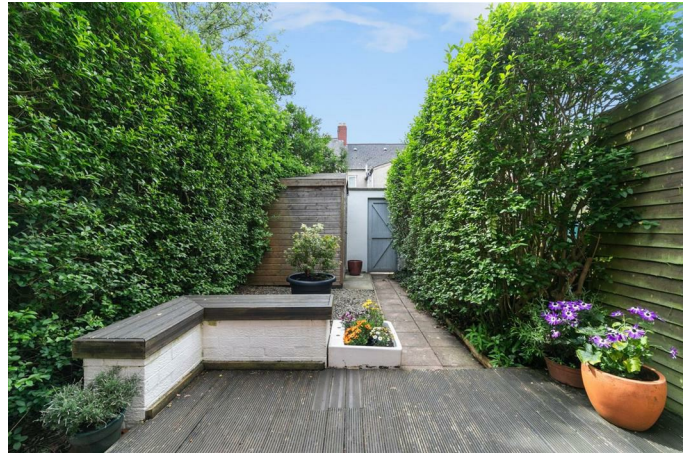


ON THE FIRST FLOOR

BEDROOM ONE 13'1" x 10'2" (4.0 x 3.1)



OUTSIDE

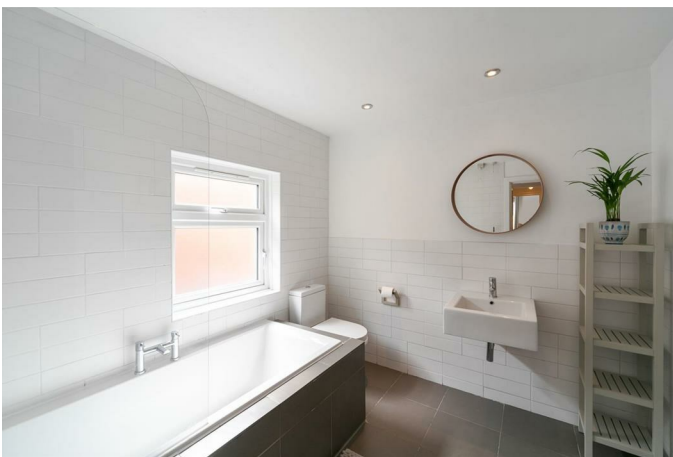


Enclosed south facing garden to rear.

BEDROOM TWO 11'1" x 7'10" (3.4 x 2.4)

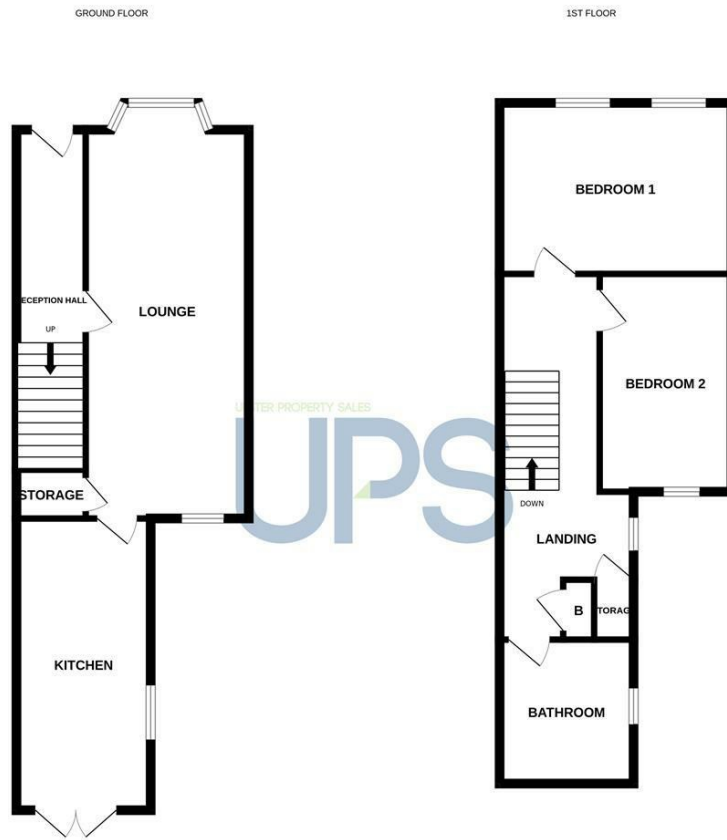


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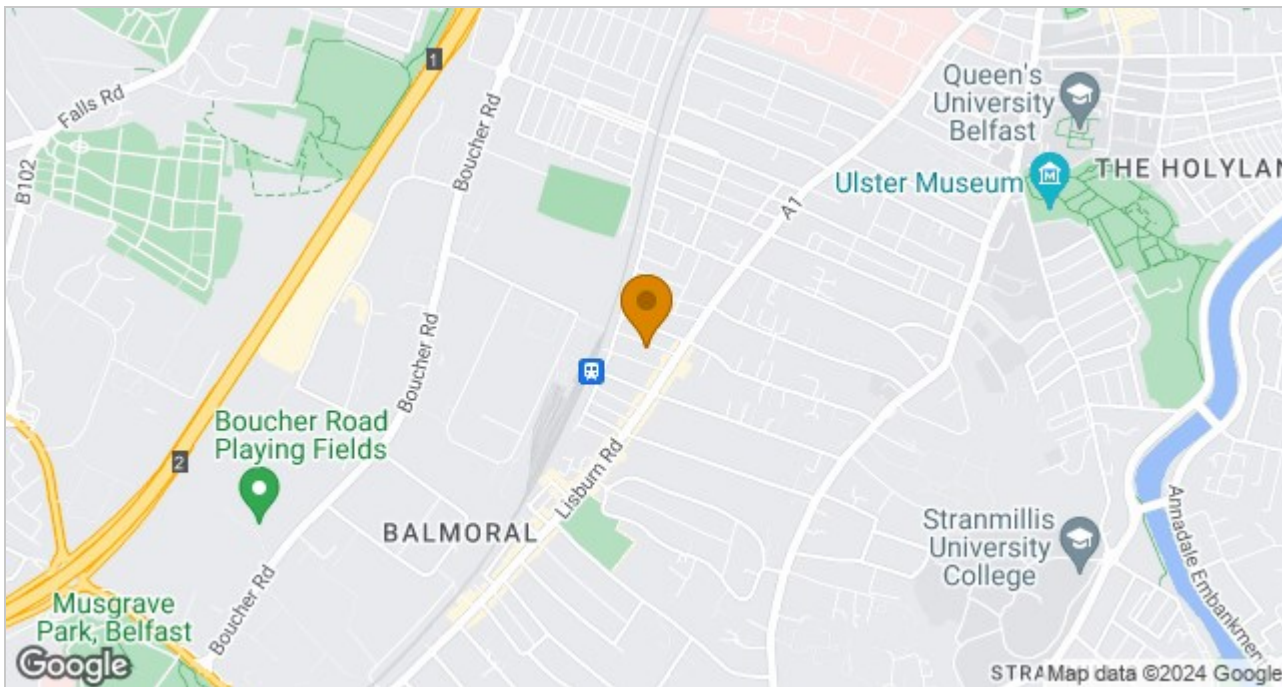
Modern white suite comprising panel bath with electric shower, low flush W.C, wash hand basin part tiled walls and ceramic tiled floor.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, 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.
Made with Miroplan 6/2024

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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