



## 16 Ulsterville Gardens, Belfast, BT9 7BA

**Price Guide £225,000**

Located just off the Lisburn Road, this attractive end terrace is well presented by its current owner and ready to move into. The accommodation comprises lounge, dining room, modern fitted kitchen, three bedrooms and contemporary bathroom suite. Outside there is an excellent south facing garden to rear with patio area and a big advantage is an off street parking space. Gas fired central heating and PVC double glazing are both in place. Ulsterville Gardens is within easy walking distance to a wide range of amenities including Queens University, the City Hospital and Belfast City Centre along with the many shops, restaurants & cafés on the Lisburn Road making this an excellent opportunity for a range of purchasers including the first time buyer or investor seeking a prosperous rental return.

- Beautifully Presented End Terrace
- Lounge & Dining Room
- South Facing Rear Garden In Lawn With Patio Area
- Gas Fired Central Heating / PVC Double Glazing
- An Excellent First Time Buy, Investment Opportunity Or Suitable For Those With A Young Family
- Three Good Sized Bedrooms
- First Floor Bathroom Suite With Bath & Walk In Shower
- Off Street Parking
- Conveniently Located Off The Lisburn Road Within Walking Distance To A Host Of Amenities

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	63
(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

Composite front door.

#### RECEPTION HALL

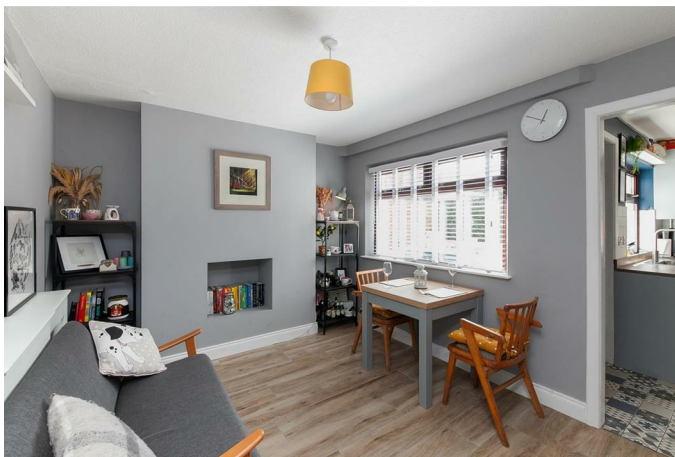


Wood effect tiled flooring.

#### LOUNGE 13'1" x 11'9" (4.0 x 3.6)



#### DINING 9'10" x 11'9" (3.0 x 3.6)



Wood effect tiled flooring, storage under stairs.

#### KITCHEN 10'9" x 7'6" (3.3 x 2.3)



High and low level units, plumbed for washing machine, integrated dishwasher, part tiled walls, ceramic tiled flooring, recessed spotlighting.

### ON THE FIRST FLOOR

#### BEDROOM ONE 9'6" x 8'10" (2.9 x 2.7)



#### BEDROOM TWO 9'6" x 9'6" (2.9 x 2.9)



### BEDROOM THREE 9'6" x 6'6" (2.9 x 2.0)



### BATHROOM



Contemporary white suite comprising low flush W.C, wash hand basin with vanity unit below, panel bath, walk in shower.

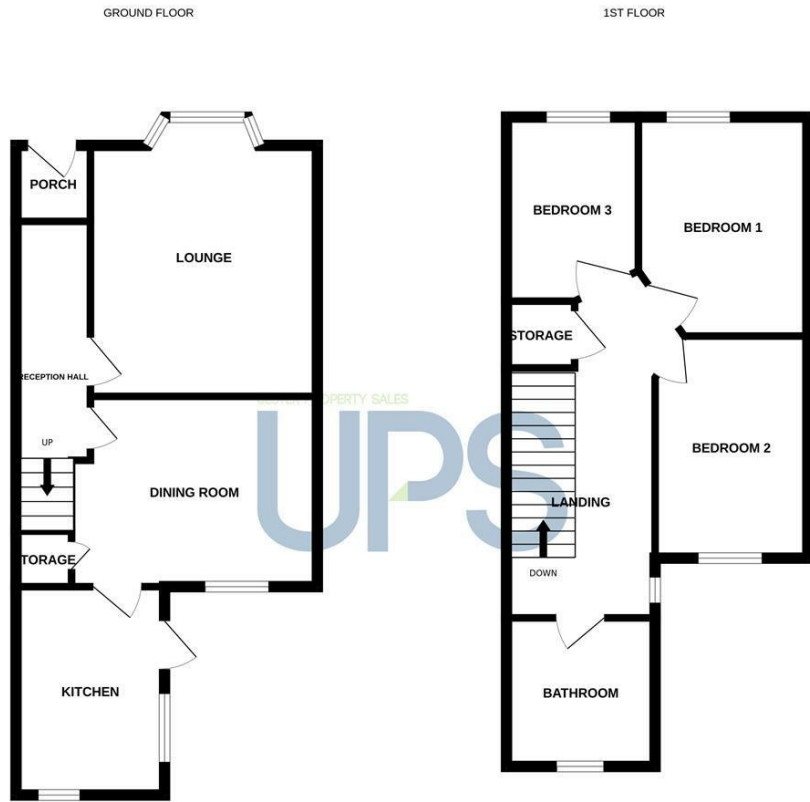
### OUTSIDE



An excellent south facing garden to rear in lawn with patio area. Off street parking to front.



# 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 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 Metropex C024

# 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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