



25 Empire Drive, Belfast, BT12 6GQ

Price Guide £80,000

Located in a popular residential street just off the Donegall Road, this three bedroom mid-terrace property comprises spacious living room, fitted kitchen, downstairs shower suite and three good sized bedrooms. Outside the property benefits from a large enclosed front garden in lawn and yard to rear. Close to a range of excellent amenities, transport links and the City Centre within walking distance, early viewing is recommended.

- Mid Terrace Property
- One Reception
- Downstairs Shower Suite
- Front Garden In Lawn, Enclosed Rear Yard
- Great Investment Opportunity
- Three Good Sized Bedrooms
- Fitted Kitchen
- Oil Heating / Part PVC Double Glazed Windows
- Convenient Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		58
(39-54)	E	38	
(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

Pvc front door.

LOUNGE 11'5" x 9'10" (3.5 x 3.0)

Laminate flooring with under stairs storage and open fire.

KITCHEN 8'6" x 5'10" (2.6 x 1.8)



Range of high and low level units, single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, part tiled walls and laminate flooring.

SHOWER



White suite comprising low flush W.C., electric shower, pedestal wash hand basin, fully tiled walls.

ON THE FIRST FLOOR

BEDROOM ONE 9'10" x 8'6" (3.0 x 2.6)



Built in robes.

BEDROOM TWO 9'2" x 5'6" (2.8 x 1.7)



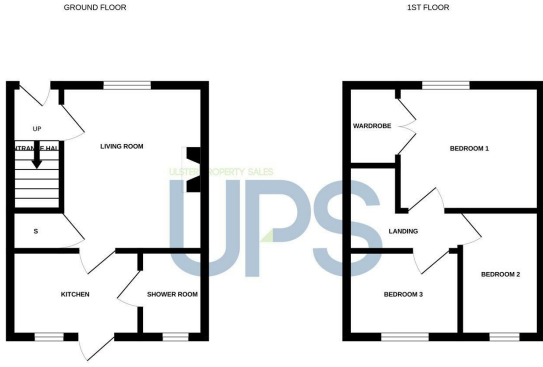
BEDROOM THREE 6'6" x 5'10" (2.0 x 1.8)



OUTSIDE

Garden to front in lawn. Enclosed yard to rear.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and any other areas are approximate and are intended to guide you in your selection of the property. This plan is for illustrative purposes only and should be used to assist the prospective purchaser. The plan, photos and measurements shown here are not intended as a guarantee and are for general information only.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark