

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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BT4 3EX

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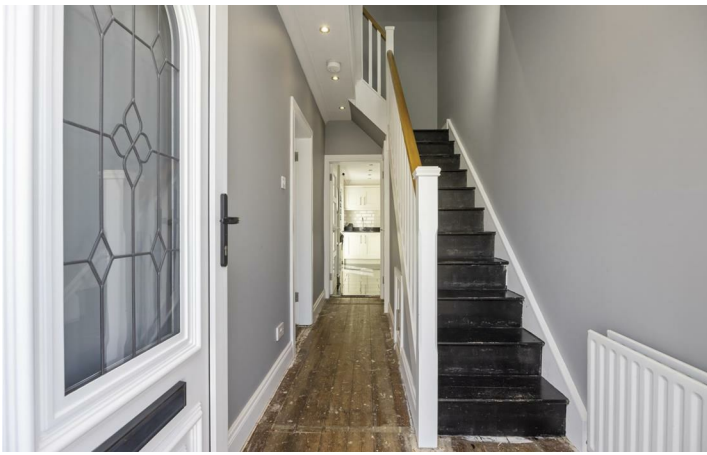
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**37 PIMS AVENUE, BELFAST, BT4  
1PJ**

**OFFERS OVER £135,000**



An excellent mid terrace property in the heart of the Belmont area, having undergone extensive renovations over the last ten years, this attractive property is ideal for first time buyers wanting to be close to the cafes and restaurants of both Belmont and Ballyhackamore.

Comprising of entrance hall to good size lounge, open to dining room, laid with a wood laminate flooring. Modern kitchen comprising of extensive range of units, granite worktops with upstands, five ring gas range cooker, integrated fridge freezer and washing machine, partly tiled walls and porcelain tiled flooring, with patio doors to rear yard.

The first floor includes three bedrooms, two to include wood laminate flooring, and one with built-in robe. Modern bathroom suite comprising of built-in rainfall shower over bath, attractive vanity unit, fully tiled walls and ceramic tiled flooring. Further benefits include good size floored and sheeted roofspace, accessed via slingsby ladder, and to include velux window and cupboard with gas fired boiler.

A great location and a great starter home, a must view for the young professional commuting into Belfast city centre.



## Key Features

- Excellent Mid Terrace Property In The Heart Of Belmont
- Good Size Lounge With Laminate Flooring, Open To Dining
- Modern Kitchen With Integrated Appliances & Patio Doors
- Three Well Proportioned Bedrooms, One With Built-In Robe
- Modern Bathroom With Rainfall Shower Over Bath & Tiled Floor
- Spacious Floored & Sheeted Roofspace With Velux Window
- Gas Fired Central Heating & Upvc Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Storage under stairs.

#### Lounge

10'5 x 10'1

Mock fireplace with tiled hearth, wood laminate flooring. Open to:

#### Dining Room

12'4 x 10'5

Wool laminate flooring.

#### Kitchen

14'5 x 5'3

Modern range of high and low level units, granite work surfaces with upstand, single drainer stainless steel sink unit with mixer tap, 5 ring gas range cooker with extractor hood, integrated fridge freezer, integrated washing machine, part tiled walls, part tiled floor, recessed spotlighting. Patio doors to rear.

#### First Floor

#### Landing

#### Bedroom 1

10'0 x 9'2

Wood laminate flooring, recessed spotlighting.

#### Bedroom 2

10'2 x 9'2

Built in robe with sliding mirrored door, wood laminate flooring.

#### Bedroom 3

6'6 x 6'0

#### Bathroom

Modern white suite comprising panelled bath with mixer tap, built in rainfall shower and shower screen, vanity unit, low flush WC, fully tiled walls, ceramic tiled flooring, recessed spotlighting, extractor fan.

#### Roofspace

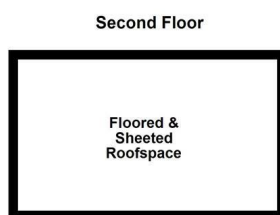
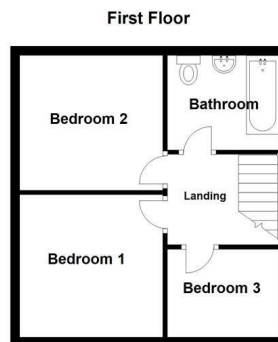
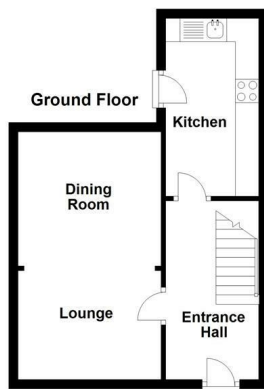
15'0 x 4'1

(average) Accessed by slingsby ladder. Light and power, wood laminate flooring, Velux window, cupboard with gas fired boiler.

#### Outside

Small yard to front. Enclosed yard to rear with covered store area.





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.

37 Pims Avenue

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 69                      | 71        |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>Northern Ireland</b>                     |  | 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 028 9047 1515.

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.

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