

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**34 DUNRAVEN CRESCENT,
BELFAST, BT5 5LE**

OFFERS AROUND £77,500



Located just off Grand Parade and only a short stroll to Ballyhackamore and its super range of shops and restaurants, this semi detached property is also close to road networks, the Glider Bus System and surrounding amenities.

Comprising a good sized living room, kitchen with range of units, the property offers three bedrooms and a bathroom. Outside, the property offers an easily managed garden to the front and an enclosed area to the rear.

Chain free, and sold as seen the property has been priced to allow for modernising and is Ideal for investors and must be viewed to appreciate its full potential.



Key Features

- Semi Detached Property, Just Off Grand Parade In Popular Location
- Living Room Plus Fitted Kitchen With Breakfast Area
- White Bathroom Suite
- Three Bedrooms On The First Floor
- Oil Fired Central; Heating (Not in use)
- Property Is "Chain Free" And "Sold As Seen"
- Ideal For Builders And Investors
- Priced To Allow For Refurbishment



Accommodation Comprises

Entrance Hall

Living Room

12'0 x 10,5

Kitchen/Dining Area

16'0 x 6'8

(at widest points) Single drainer stainless steel sink unit, range of cupboards, laminate flooring, partly tiled walls.

First Floor

Bedroom 1

9'5 x 9'3

Built in robe, laminate flooring.

Bedroom 2

11'4 x 6'5

Laminate flooring, hotpress.

Bedroom 3

8'3 x 6'2

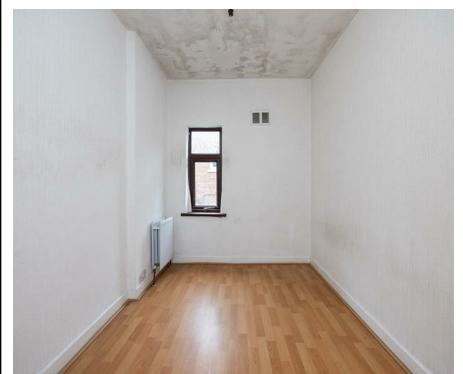
Laminate flooring.

Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low flush WC, part tiled walls.

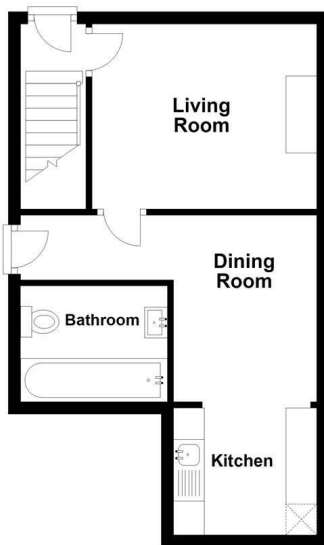
Outside

Enclosed yard to rear.

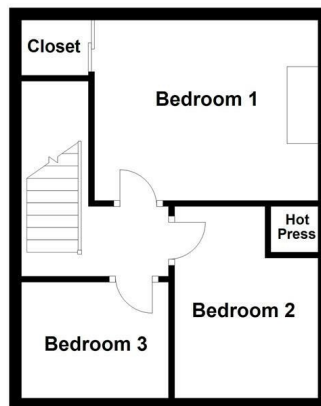




Ground Floor



First 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 | | | 57 |
| (39-54) E | | | |
| (21-38) F | | 27 | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| Northern Ireland | | 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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