



105 Ogilvie Street, Woodstock Road, Belfast, BT6 8NH

Asking Price £124,950

Situated just off the Woodstock Road, a continuation of the Cregagh Road, this mid terrace home represents an excellent opportunity for the first time buyer or investor hoping to purchase an easily maintained property in a convenient location. All the amenities of the Cregagh and Woodstock Road are within walking distance and the Ravenhill Road is only a short distance away. The accommodation over the 3 levels comprises 3 good size bedrooms, lounge opening to dining, kitchen and a 1st floor bathroom with a separate shower cubicle. A chain free home, viewing comes recommended as recent sales have been selling extremely fast!

- Mid terrace home over 3 levels
- Lounge open to the dining room
- Bathroom with separate shower cubicle
- Double glazed windows
- Ideal 1st time purchase or investment home
- Three bedrooms
- Fitted kitchen
- Gas fired central heating
- Chain free onward sale
- Within walking distance of the many amenities of the Cregagh / Woodstock Road

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
		35	64
Northern Ireland		EU Directive 2002/91/EC	

The accommodation comprises

Hardwood front door leading to the entrance porch. Glass panelled door leading to the entrance hall.

Entrance hall

Lounge / dining 23'6 x 9'4 (7.16m x 2.84m)



Dining area



Kitchen 14'9 x 6'6 (4.50m x 1.98m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, cooker space, plumbed for washing machine, storage under stairs.

1st floor

Landing, Built in storage with gas boiler.

Bedroom 1 12'9 x 10'2 (3.89m x 3.10m)



Built in sliding robes.

Bedroom 2 10'7 x 8'2 (3.23m x 2.49m)



Built in robes.

Bathroom 11'7 x 5'9 (3.53m x 1.75m)



White suite comprising panelled bath, low flush w/c, pedestal wash hand basin, corner shower cubicle with thermostatically controlled shower, fully tiled walls.

2nd floor

Landing, built in storage.

Bedroom 3 15'5 x 11'8 (4.70m x 3.56m)



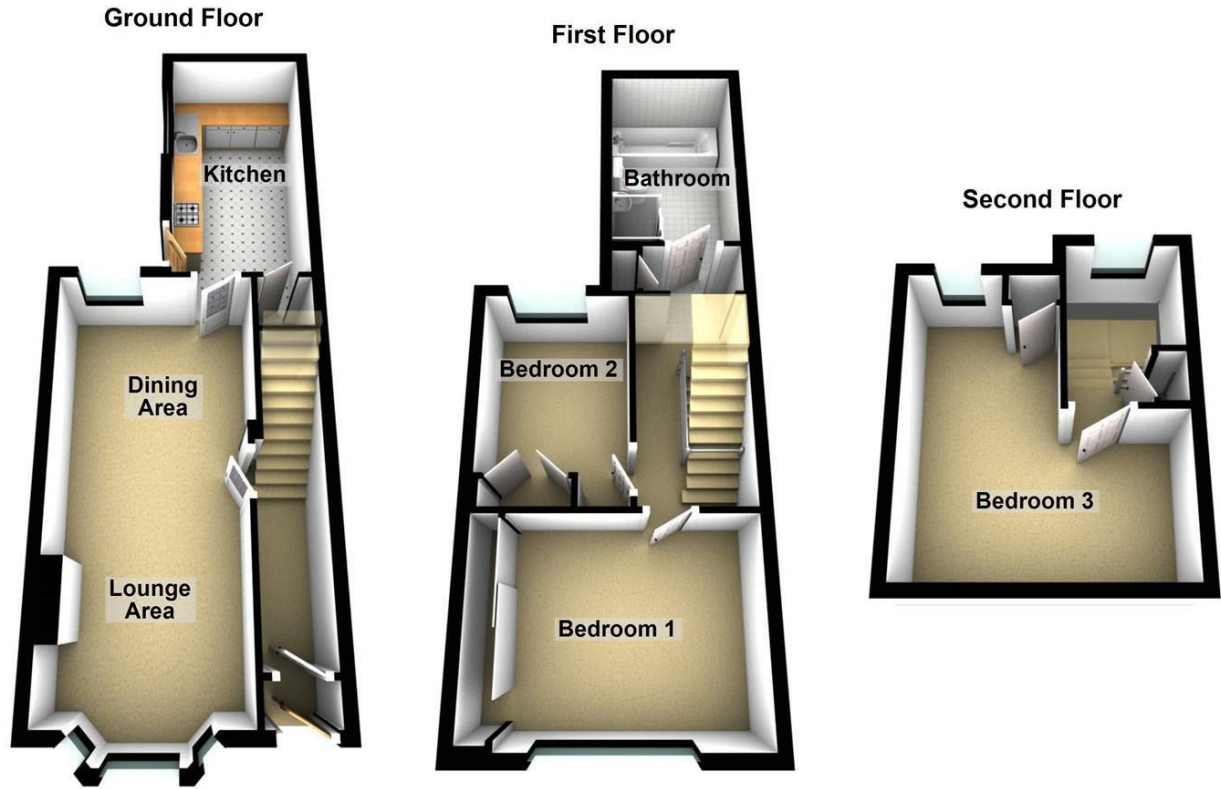
At widest points, Roof window, eaves storage.

Outside

Rear yard

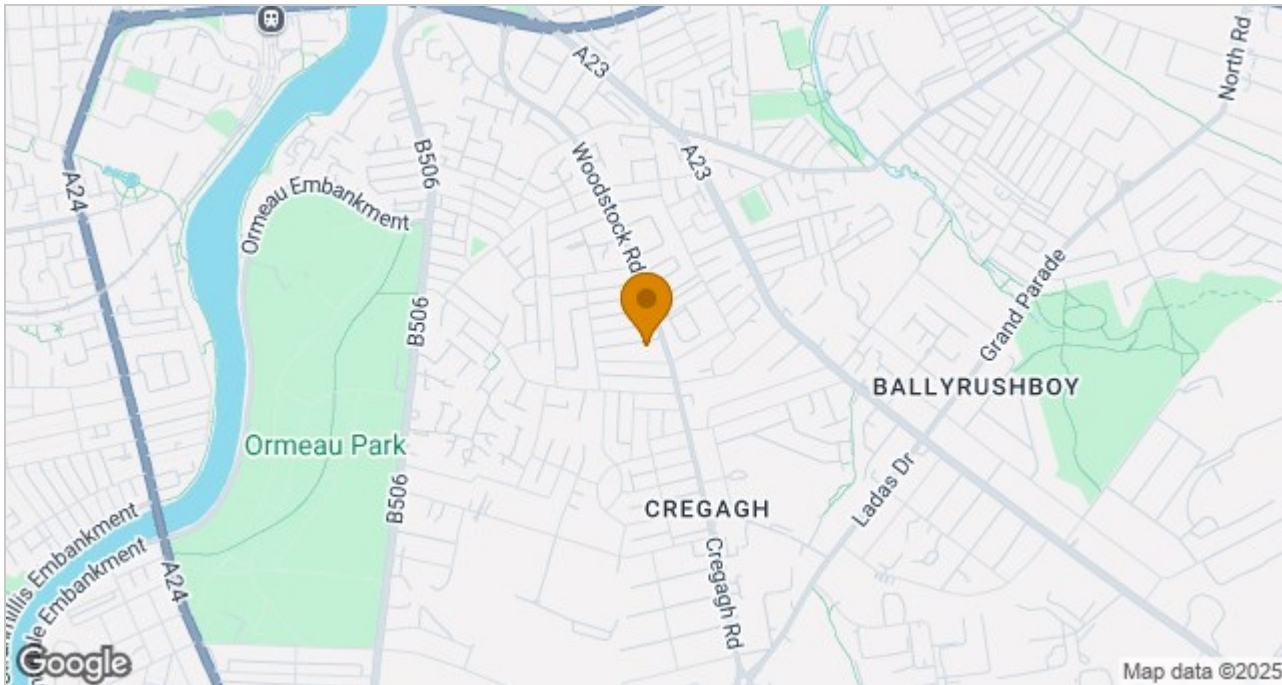
Enclosed yard to the rear, outside tap and light.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

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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