

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 CHEVIOT AVENUE, BELFAST, BT4 3AG**

**OFFERS AROUND £179,950**

This charming, well proportioned terrace home is located in a prime residential location which is convenient to many leading primary and grammar schools, whilst boasting ease of access to Belfast City Centre via the Glider Bus system, and just a short walk to the Upper Newtownards Road, Ballyhackamore, and Belmont with its excellent range of shops, restaurants and coffee shops.

The property internally offers excellent family accommodation and comprises a bright and spacious fully fitted kitchen with a range of appliances and large centre island and open plan to a breakfast/dining area with a feature mezzanine above and full height ceiling, leading to a comfortable living room with PVC door allowing access to rear.

The first floor offers a mezzanine landing feature overlooking the room below, this was originally bedroom three and is now an excellent study/lounge or relaxation area. In addition, a good sized bedroom to the front and a family bathroom with white suite, and a range of built in cupboards. The second floor of this fantastic property is dedicated entirely to the master suite, offering good sized bedroom and en-suite shower room.

This property is ideal for a wide range of purchasers and can only be appreciated with an internal inspection.



## Key Features

- Stunning Mid Terrace Property In Popular Location
- Open Plan Dining Area & Living Room With Patio Door
- Master Suite To Second Floor With En-Suite Shower Room
- Convenient Location Close To A Range Of Amenities
- Spacious Modern Kitchen With Large Centre Island
- Mezzanine Landing Leading To Bedroom And Bathroom
- Gas Central Heating & uPVC Double Glazed Windows
- Well Maintained, Ideal First Time Buyer Home



## Accommodation Comprises

### Entrance Porch

### Kitchen

12'2 x 9'6

(into bay) Excellent range of high and low level units, single drainer sink unit, boiling water tap, integrated fridge freezer, stainless steel oven and ceramic 4 ring hob, large centre island with breakfast bar, laminated Herringbone flooring. Open to:

### Living/Dining

23'8 x 13'0

(average) Laminated Herringbone flooring. Feature gallery/mezzanine and sky light, PVC door to rear.

### First Floor

#### Mezzanine Landing

8'4 x 7'0

Overlooking living/dining.

#### Bedroom 2

11'6 x 9'9

Laminate strip wood flooring.

#### Bathroom

White suite comprising panelled bath with electric shower over, low flush WC, wash hand basin. Range of built-in cupboards.

### Second Floor

#### Master Bedroom

15'9 x 10'5

### En-Suite

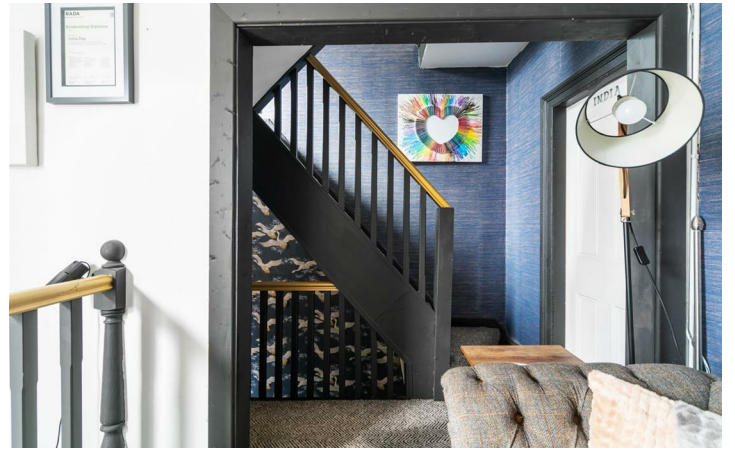
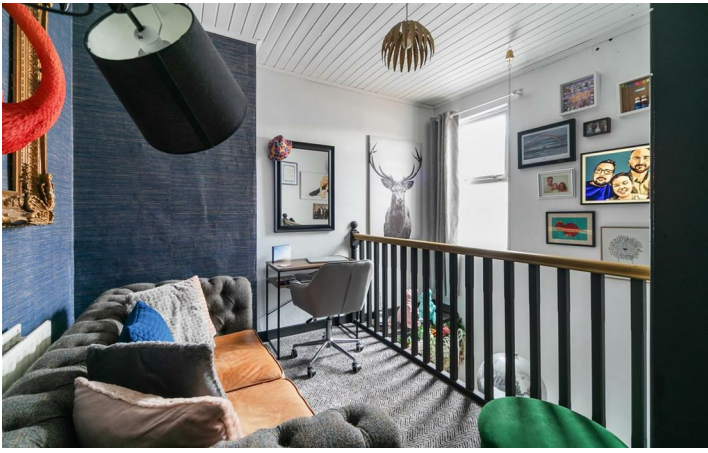
Comprising shower cubicle with electric shower, low flush WC and wash hand basin. Velux window, fully tiled walls and floor.

### Outside

Enclosed yard to rear. Storage area.



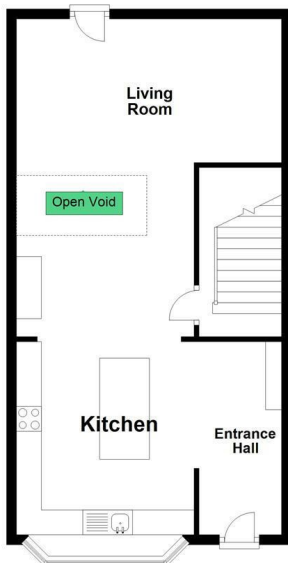




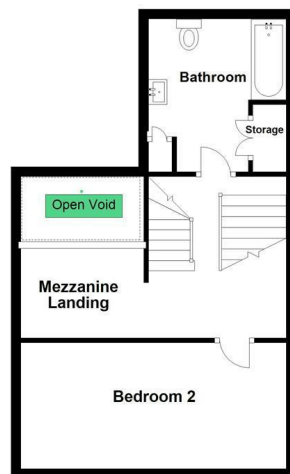




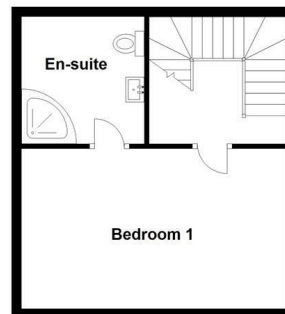
Ground Floor



First Floor



Second 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		
(39-54) E		48
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

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