

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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BT4 3EX

028 9047 1515

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NETWORK STRENGTH - LOCAL KNOWLEDGE



30 LOUGH LEA, BELFAST, BT5 4PA

£825



A well maintained 2 Bedroom terrace house situated in the Short Strand in East Belfast, this property is ideal for the young professional or anyone needing easy access to the City Centre or Ballyhackamore as it is also close to various Bus and Glider routes and walking distance to Lanyon Place Station.

The property features a spacious front living room feeding onto a modern kitchen with a range of high and low level units and appliances.

The upstairs of the property boasts a great sized master bedroom with a good sized second bedroom that could host a bed or be used as an office space. It also features a modern white bathroom suite with electric shower along with built in storage closets in the landing.

The home further benefits from UPVC Double glazing throughout and gas fired central heating keeping the interior warm coming into the winter months.

Externally it features an enclosed, low maintenance, rear yard and private parking for the residents of the development.


An exciting opportunity to be so close to Belfast City Centre, book your viewing now to avoid disappointment!

Key Features

- 2 Bedroom Mid Terrace House
- Modern Kitchen and Bathroom Suite
- Built In Storage Units
- Enclosed Low Maintenance Yard
- Off-Street Parking for Residents
- UPVC Double Glazing Throughout
- Gas Fired Central Heating
- Close to City Centre and Local Amenities
- Close to Various Transport Links
- View Now to Avoid Dissapointment





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			
(21-38) F			
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYNAHINCH
028 9756 1155

CAUSEWAY COAST
0800 644 4432

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929



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