

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

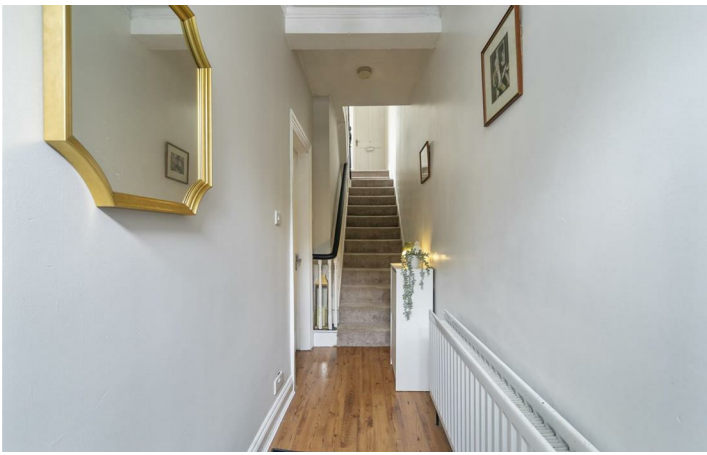
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**26 FINVOY STREET, BELFAST, BT5
5DH**

OFFERS OVER £159,950



A deceptively spacious terraced home within walking distance of Ballyhackamore, this well presented property benefits from a recently fitted luxury kitchen and bathroom, generous accommodation and gas fired central heating.

Comprising of entrance hall with wood laminate flooring, lounge with good size bay window and archway to generous dining room, both with attractive wood laminate flooring. Modern kitchen including quartz effect worktops, built-in oven with ceramic hob, partly tiled walls and attractive tiled flooring. The first floor includes two well proportioned bedrooms, both with wood laminate flooring. Attractive bathroom comprising of recently fitted white suite, walk-in shower cubicle with built-in rainfall shower, separate bath with mixer taps, chrome feature radiator, tile effect laminate walls and ceramic tiled flooring.

Situated off the Upper Newtownards Road, this property is perfect for the first time buyer wanting to be close to everything Ballyhackamore has to offer, including popular restaurants and cafes and not to mention, the Glider bus route into Belfast city centre.



Key Features

- Excellent Mid-Terraced Property In Popular Location
- Spacious Lounge With Bay Window, Open To Dining
- Modern Kitchen With Built-In Oven And Hob
- Two Good Size Bedrooms, Both With Laminate Flooring
- Bathroom With Walk-In Shower And Separate Bath
- Gas Central Heating & uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities
- Ideal Purchase For A First Time Buyer Or Downsizer



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Lounge

12'3 x 11'4

(into bay) Mock hole-in-wall fireplace. Wood laminate flooring. Archway to:

Dining Room

11'9 x 11'5

Wood laminate flooring.

Kitchen

13'6 x 13'6

Modern range of high and low level units, Quartz effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, integrated extractor hood, space for fridge freezer, plumbing for washing machine. part tiled walls, tiled flooring, panelled ceiling with recessed spotlighting, storage cupboard under stairs.

First Floor

Landing

Roofspace

Floored and sheeted with velux window, gas fired boiler, slingsby type ladder.

Bedroom 1

15'6 x 10'0

Wood laminate flooring.

Bedroom 2

11'5 x 9'5

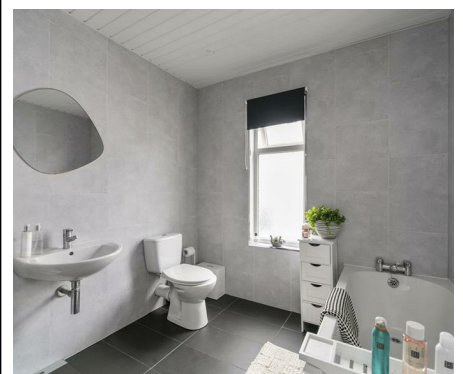
Wood laminate flooring.

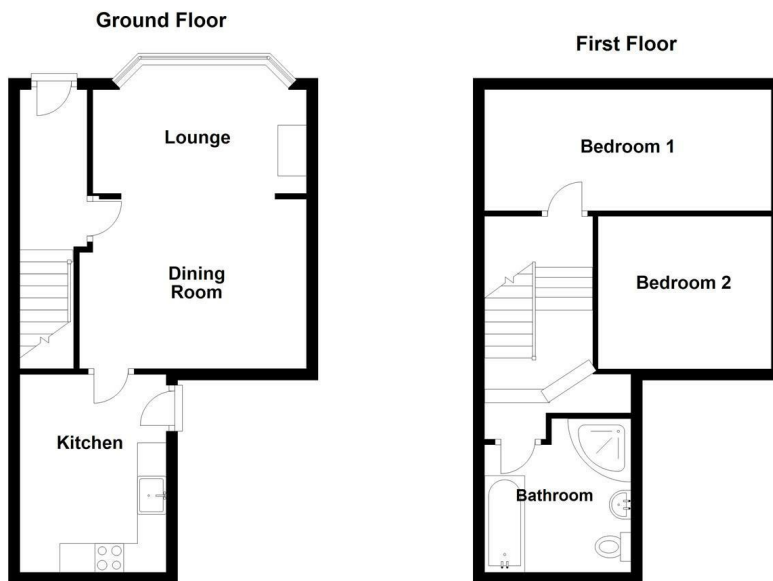
Bathroom

Modern white suite comprising panelled bath with mixer tap, low flush WC, chrome radiator, tile effect walls, ceramic tiled flooring, PVC panelled ceiling with recessed spotlighting.

Outside

Small concrete area to front. Enclosed rear yard.





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.

26 Finvoy Street, Belfast

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 67 | 67 |
| (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.

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