

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**51 LOMOND AVENUE, BELFAST, BT4 3AJ**

**OFFERS OVER £179,950**

A beautifully presented mid terrace home in the heart of Ballyhackamore, offering stylish, bright, spacious accommodation, and benefiting from four excellent bedrooms and open plan living throughout the ground floor.

Comprising of a generous lounge open to dining room with attractive fireplace and laminate strip wood flooring. Furthermore, this opens to an extended luxury kitchen, benefiting from a range of attractive units, integrated appliances, fully tiled floor and conservatory offering an additional dining space off the kitchen, with patio doors to a beautiful landscaped south facing patio garden.

The first floor offers two good size bedrooms and luxury shower room, comprising of a white suite including corner shower cubicle, WC with hidden cistern, feature wash hand basin with marble shelf, partly tiled walls and fully tiled flooring. The second floor includes a further two bedrooms, one with velux window.

Attractive throughout, this property is perfect for the young professional wanting to get onto the property ladder or the family wanting to be close to so many local amenities. The area is much sought-after and within walking distance to both Ballyhackamore and The popular Hollywood Arches. Not to mention the glider bus service into Belfast city centre, you know to fully appreciate how well presented this home is.



## Key Features

- Well Presented Mid Terrace Property In The Heart Of Ballyhackamore
- Extended Kitchen With Integrated Appliances And Extra Dining Space
- Gas Fired Central Heating System And Upvc Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities
- Spacious Lounge Open To Dining Room With Attractive Fireplace
- Four Good Size Bedrooms & Shower Room Across First & Second Floor
- Small Gated Patio To Front And Attractive Paved Garden To Rear
- Ideal Purchase For Both First Time Buyers & Families



### Accommodation Comprises

#### Entrance Hall

#### Lounge/Dining

24'0 x 11'2

(into bay) Attractive fireplace with tiled inset. Laminated strip wood flooring. Storage under stairs. Open to:

#### Kitchen

13'8 x 9'9

Attractive range of high and low level units, stainless steel sink unit with mixer tap, stainless steel oven and gas 4 ring hob, integrated fridge/freezer, integrated washing machine, integrated dishwasher, fully tiled floor, gas boiler. Partly glazed ceiling and PVC double doors to rear.

#### First Floor

##### Bedroom 1

14'3 x 10'7

Cast iron fireplace. Cornice.

##### Bedroom 2

10'4 x 8'9

##### Shower Room

White suite comprising corner shower cubicle, low flush WC with hidden cistern, wash hand basin with mixer tap on marble shelf with storage below. Part tiled walls, fully tiled flooring.

#### Second Floor

##### Bedroom 3

13'0 x 11'3

##### Bedroom 4

9'9 x 8'8

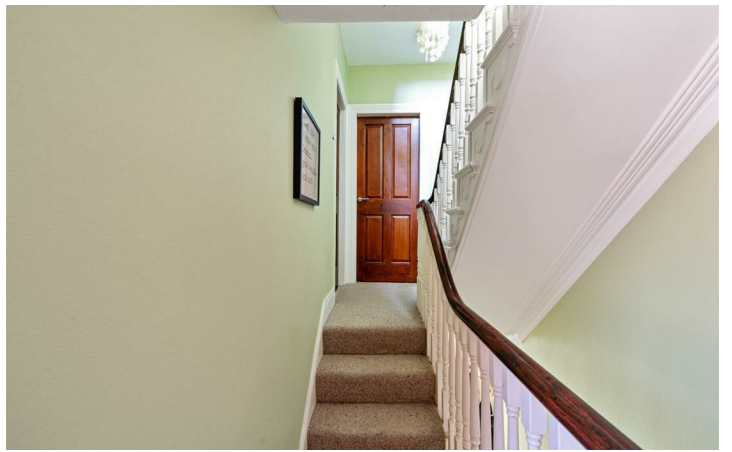
Velux window.

##### Outside

Attractive town garden to rear with patio.



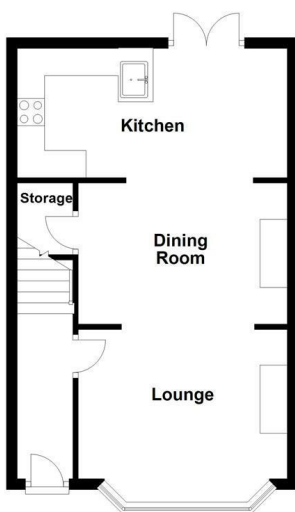




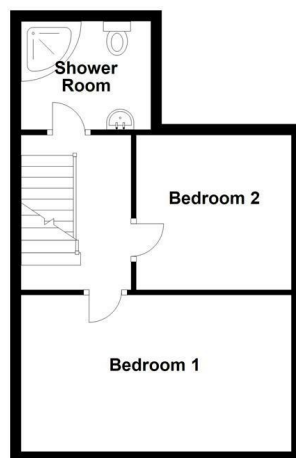




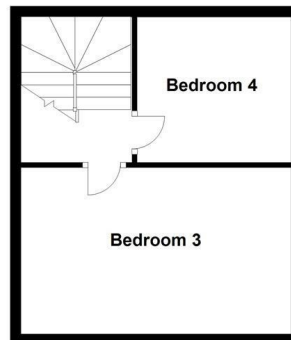
Ground Floor



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

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