

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



20 FINVOY STREET, BELFAST, BT5 5DH

OFFERS AROUND £159,950

A recently improved mid terrace property offering beautifully presented accommodation, to include three bedrooms, and within walking distance of Ballyhackamore and it's many popular restaurants.

Finvoy Street offers attractive mid terrace properties that are all built slightly wider than your normal terrace property in East Belfast. Number 20 is no exception to this and has been further enhanced with an updated kitchen and new luxury bathroom. This property is impressive with how well presented it is throughout, on entry there is an attractive tiled flooring, through to a generous lounge with bay window, cast iron feature fireplace, open to dining room. Modern kitchen with built-in under oven and gas hob, ceramic tiled flooring and recessed spotlighting.

The first floor includes three bedrooms, and newly fitted luxury white bathroom suite, including built-in rainfall shower over bath, vanity unit, and partly tiled walls. Other benefits include a partially floored roofspace with slingsby ladder for access, small front garden and enclosed rear yard. Situated so close to Ballyhackamore, this property benefits from all the amenities East Belfast have to offer, including the glider bus service into Belfast city centre. A must view for first time buyers!



Key Features

- Excellent Mid Terrace Property In A Popular Convenient Location
- Modern Kitchen With Built-In Oven And Hob, And Tiled Flooring
- Gas Fired Central Heating & UPVC Double Glazing
- Ideally Located Close To Ballyhackamore Village
- Spacious Lounge With Fireplace And Bay Window, Open To Dining
- Three Bedrooms And A Luxury Bathroom To First Floor
- Small Garden To Front And Enclosed Yard To Rear
- Ideal First Time Buyer Home Or Investment Opportunity



Accommodation Comprises

Entrance Hall

Tiled flooring.

Lounge

12'5 x 11'5

(into bay) Cast iron fireplace with tiled inset and hearth. Wood laminate flooring. Open to:

Dining Room

11'6 x 11'2

Cupboard with gas fired boiler. Cupboard under stairs. Wood laminate flooring.

Kitchen

13'4 x 7'4

Modern range of high and low level units, marble effect work surfaces with upstand, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, stainless steel extractor hood, plumbing for washing machine, space for fridge freezer, part tiled walls, ceramic tiled flooring, recessed spotlighting.

First Floor

Landing

Bedroom 1

15'9 x 10'3

Bedroom 2

11'5 x 9'8

Bedroom 3

7'9 x 5'2

Bathroom

Modern white suite comprising panelled bath with mixer tap, built-in rainfall shower and handheld shower, tiled walls and shower screen, vanity unit with mixer tap and tiled splashback, low flush WC, extractor fan.

Roofspace

Partly floored with slingsby ladder for access.

Outside

Small front garden. Enclosed rear yard.



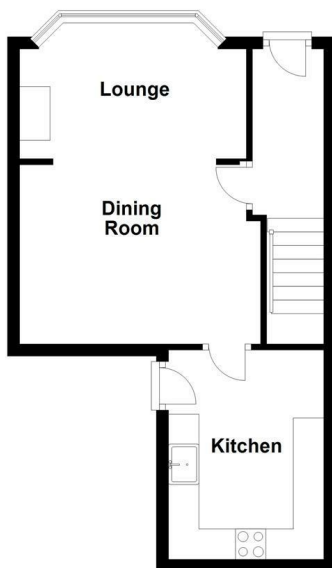




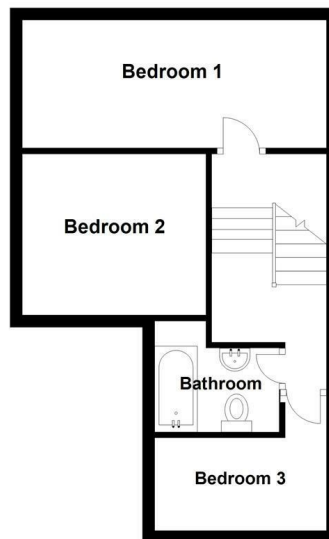




Ground Floor



First 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	63	63
(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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