

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 CHEVIOT STREET, BELFAST,  
BT4 3AP**

**OFFERS AROUND £149,950**



A deceptively spacious mid terrace property in the ever popular Cheviot area just off the upper Newtownards Road, within walking distance of Ballyhackamore, this three bedroom property is great value for money.

Comprising entrance hall leading to lounge with bay window and mock fireplace, including wood laminate flooring and opening to dining room with storage under stairs. The kitchen includes an extensive range of units including display cabinets, space for appliances, and part wood panel walls.

The first floor offers a landing with linen cupboard, two well proportioned bedrooms, and a luxury shower room, comprising of large walk-in shower cubicle with built-in rainfall shower, attractive tiling including walls and floor.

A great house ready to move into and located close to Ballyhackamore with its many popular restaurants and of course the glider bus service into Belfast city centre, this is a perfect purchase for the first time buyer wanting to be close to everything.

## Key Features

- Excellent Mid Terrace Property In A Convenient Location
- Lounge With Bay Window, Mock Fireplace And Open To Dining
- Kitchen With Extensive Range Of Units And Door To Rear
- Three Well Proportioned Bedrooms Across Two Floors
- Luxury Shower Room With Large Rainfall Shower Cubicle
- Gas Fired Central Heating & Upvc Double Glazed Windows
- Popular Location Close To A Range Of Local Amenities
- Ideal First Time Buy Or Investment Opportunity



## Accommodation Comprises

### Entrance Hall

Tiled flooring.

### Lounge

12'8 x 9'6

(into bay) Mock fireplace with carved wooden surround. Wood panel flooring. Open to:

### Dining Room

10'2 x 10'1

Wood panel flooring. Cupboard understairs.

### Kitchen

14'7 x 6'6

Extensive range of high and low level units, wood laminate work surfaces, inset bowl single drainer stainless steel sink unit with mixer tap, space for cooker, plumbed for washing machine, space for fridge freezer, part wood panelled walls.

## First Floor

### Landing

Linen cupboard.

### Bedroom 1

13'4 x 10'7

### Bedroom 2

10'1 x 8'4

### Shower Room

Large walk-in shower cubicle with built-in rainfall shower with handheld shower, tiled walls and shower screen, freestanding wash hand basin with mixer tap, low flush WC. Ceramic tiled flooring. Timber wood panel ceiling.

## Second Floor

### Landing

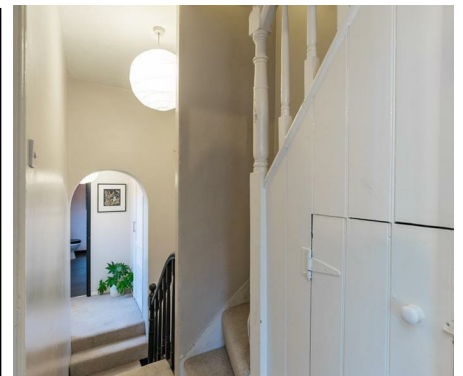
### Bedroom 3

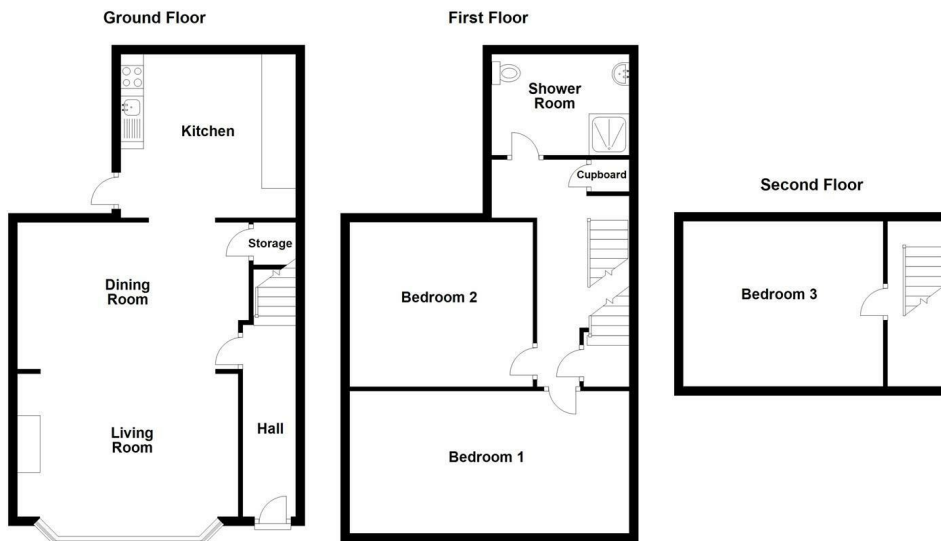
9'4 x 5'9

(average) Velux window.

### Outside

Enclosed yard to rear.





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		64	72
(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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