

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1B LOMOND AVENUE, BELFAST,  
BT4 3AJ**

**OFFERS AROUND £159,950**



A deceptively spacious mid terrace property in a popular area close to a vast range of local amenities, walking distance to Ballyhackamore, and easy access to Belfast city centre via the glider bus route.

The accommodation comprises entrance hall, well proportioned lounge, and dining room, all with wood laminate flooring. Fitted kitchen to include range of units with display cabinets, built-in oven with ceramic hob, partly tiled walls and ceramic tiled flooring. Furthermore, this property offers three bedrooms over the first and second floor, and both a separate bathroom and shower room.

The first floor includes bedroom one, modern bathroom with electric shower over bath and attractive tiling. Separate shower room with modern white suite, fully tiled walls and ceramic tiled flooring. The second floor includes a further two well proportioned bedrooms. The outside includes an enclosed rear yard with attached shed which includes utility space for washing machine. An excellent home for first time buyers wanting to be close to Ballyhackamore and its many restaurants and bars.

## Key Features

- Excellent Mid Terrace Property In A Popular Area
- Well Proportioned Lounge And Dining Room
- Fitted Kitchen With Built-In Oven And Tiled Flooring
- Three Bedrooms Across First And Second Floor
- Bathroom And Separate Shower Room On First Floor
- Private Enclosed Yard To Rear Of Property
- Oil Fired Heating & uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Amenities



## Accommodation Comprises

### Entrance Hall

Wood laminate floor.

### Lounge

12'5 x 8'9

Mock fireplace, wood laminate floor.

### Kitchen

10'3 x 5'2

Range of high and low level units including display cabinet, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob, extractor hood, part tiled walls, ceramic tiled floor.

### First Floor

#### Landing

#### Bedroom 1

12'7 x 10'1

### Bathroom

Modern white suite comprising panelled bath with mixer tap, electric shower, tiled splash back, shower screen, pedestal wash hand basin with mixer tap, low flush WC, part tiled walls, ceramic tiled floor, linen cupboard.

### Shower Room

White suite comprising walk in shower cubicle and sliding shower door, wash hand basin with mixer tap, low flush WC, fully tiled walls, ceramic tiled floor.

### Second Floor

#### Landing

#### Bedroom 2

12'7 x 7'6  
(average) Velux window.

#### Bedroom 3

10'9 x 6'9

### Outside

Enclosed rear yard, outside tap.

### Attached Shed

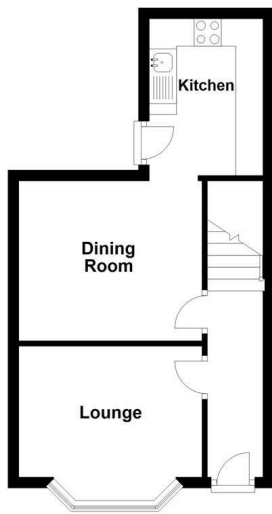
6'9 x 5'6

Light and power, oil fired boiler, plumbed for washing machine.

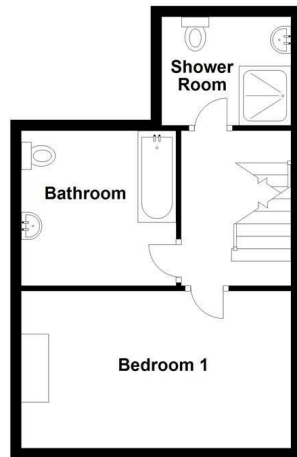




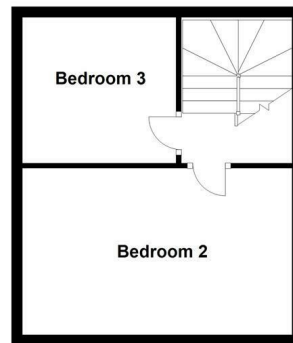
Ground Floor



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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		39	64
(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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