

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 WOODCOT AVENUE, BT5 5JA**

**OFFERS AROUND £159,950**





A deceptively spacious four bedroom terrace property benefiting from a complete renovation, including luxury new kitchen and shower room, and full redecoration including carpet, attractive new wood laminate flooring, situated close to Ballyhackamore.

The accommodation comprises attractive wood laminate flooring throughout the ground floor, to include generous lounge with bay window and attractive cast iron fireplace with carved wood surround. Through to good size dining room, and luxury new kitchen with quartz effect worktops, new built-in oven and ceramic hob, partly tiled walls and recessed spotlighting. The first floor includes two well proportioned bedrooms, luxury new shower room comprising large walk-in shower cubicle with built-in rainfall shower, partly tiled walls and ceramic tiled flooring. The second floor includes a further two good size bedrooms.

Situated within a popular area for first time buyers and families, this property further benefits from an enclosed rear yard with lit up covered area, great for storage. The location further benefits from a vast range of local amenities close to hand, and of course the express Glider bus service into Belfast city centre.



## Key Features

- Excellent Terrace Property In A Popular Location
- Generous Lounge With Bay Window Through To Dining Room
- New Luxury Kitchen With Built-In Oven And Hob
- Four Good Size Bedrooms Across First And Second Floor
- Luxury Shower Room With Part Tiled Walls And Tiled Floor
- Gas Fired Central Heating & Upvc Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities
- Ideal First Time Buyer Home Or Investment Opportunity



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring.

#### Lounge

12'7" x 9'9"

(Into bay) Mock fireplace with cast iron inset and carved wood surround, wood laminate flooring, open to:

#### Dining Room

9'7" x 9'5"

Wood Laminate flooring.

#### Kitchen

13'0" x 7'7"

New luxury range of high and low level units with quartz effect work surfaces, inset single drainer stainless steel sink unit with mixer taps, built-in under oven, ceramic hob, integrated extractor hood, plumbed for washing machine, space for fridge freezer, part tiled walls, wood laminate flooring, recessed spotlighting.

#### First Floor

#### Landing

**Bedroom 1**  
13'8" x 10'5"

**Bedroom 2**  
10'2" x 7'7"

#### Shower Room

New luxury white suite, large walk in shower cubicle with built-in rainfall shower and handheld shower, tiled wall, shower screen, wash hand basin with mixer taps, tiled splashback, low flush WC, ceramic tiled floor, recessed spotlighting, extractor fan. Linen cupboard, gas fired boiler, wall mounted feature radiator.

#### Second Floor

#### Landing

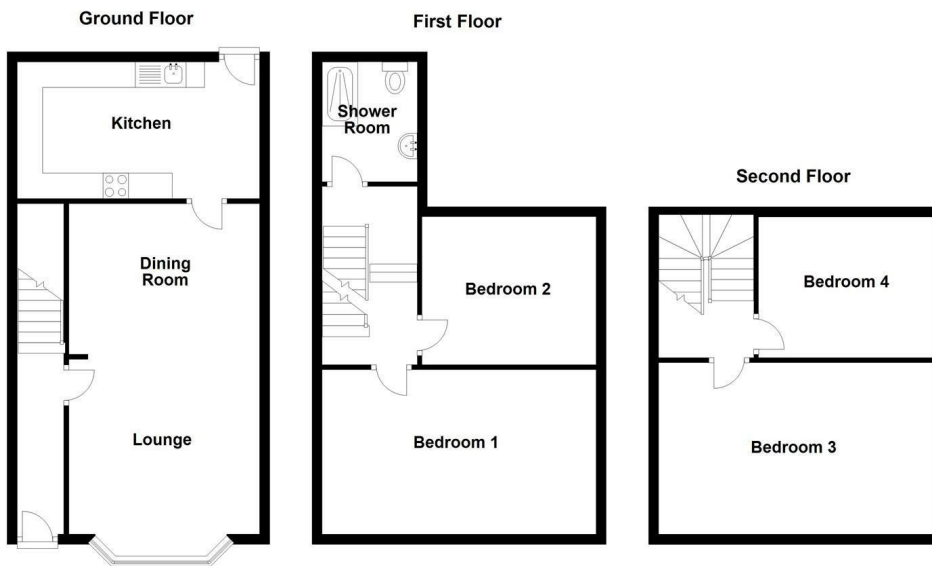
**Bedroom 3**  
13'7" x 10'6"

**Bedroom 4**  
7'8" x 7'4"  
(Average) Velux window.

#### Outside

Small front garden. Paved rear yard with covered area and outside light.





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                                   |  | 52                      | 55        |
| (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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