



85 Ulsterville Gardens, Belfast, BT9 7BB

Price Guide £200,000

Located just off the Lisburn Road, this attractive mid terrace is well presented by its current owner and ready to move into. The accommodation comprises spacious open plan living / dining room, modern fitted kitchen, two good sized bedrooms and contemporary shower room. The attic has also been converted. Gas fired central heating and PVC double glazing are both in place. Ulsterville Gardens is within easy walking distance to a wide range of amenities including Queens University, the City Hospital and Belfast City Centre along with the many shops, restaurants & cafés on the Lisburn Road making this an excellent opportunity for a range of purchasers including the first time buyer or investor seeking a prosperous rental return.

- Beautifully Presented Terraced Home
- Converted Roof Space
- Modern Shower Room Suite
- Walking Distance To Queens, Lisburn Road & City Centre
- Two Good Sized Bedrooms
- Open Plan Living / Dining With Multi Fuel Stove
- Gas Fired Central Heating / PVC Double Glazing
- Perfect First Time Buy

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	56	57
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

THE ACCOMMODATION COMPRISES

ON THE GROUND FLOOR

ENTRANCE

Composite front door. Tiled flooring.

OPEN PLAN LIVING / DINING 25'11" x 10'5" (7.9 x 3.2)



Wooden floor, multi fuel stove with granite hearth, bay window.



KITCHEN 15'5" x 6'2" (4.7 x 1.9)



Range of high and low level units, plumbed for washing machine and dishwasher, integrated wall mounted oven / grill, integrated fridge / freezer, recessed spot lighting, wood effect tiled flooring.

ON THE FIRST FLOOR

BEDROOM ONE 13'9" x 10'9" (4.2 x 3.3)



BEDROOM TWO 10'9" x 8'2" (3.3 x 2.5)



SHOWER ROOM



Large suite comprising walk in double shower, low flush W.C, wash hand basin with vanity unit below, part tiled walls, wood effect tiled flooring, recessed spotlighting.

ON THE SECOND FLOOR

CONVERTED ATTIC 12'5" x 10'5" (3.8 x 3.2)



Storage into eaves.

OUTSIDE



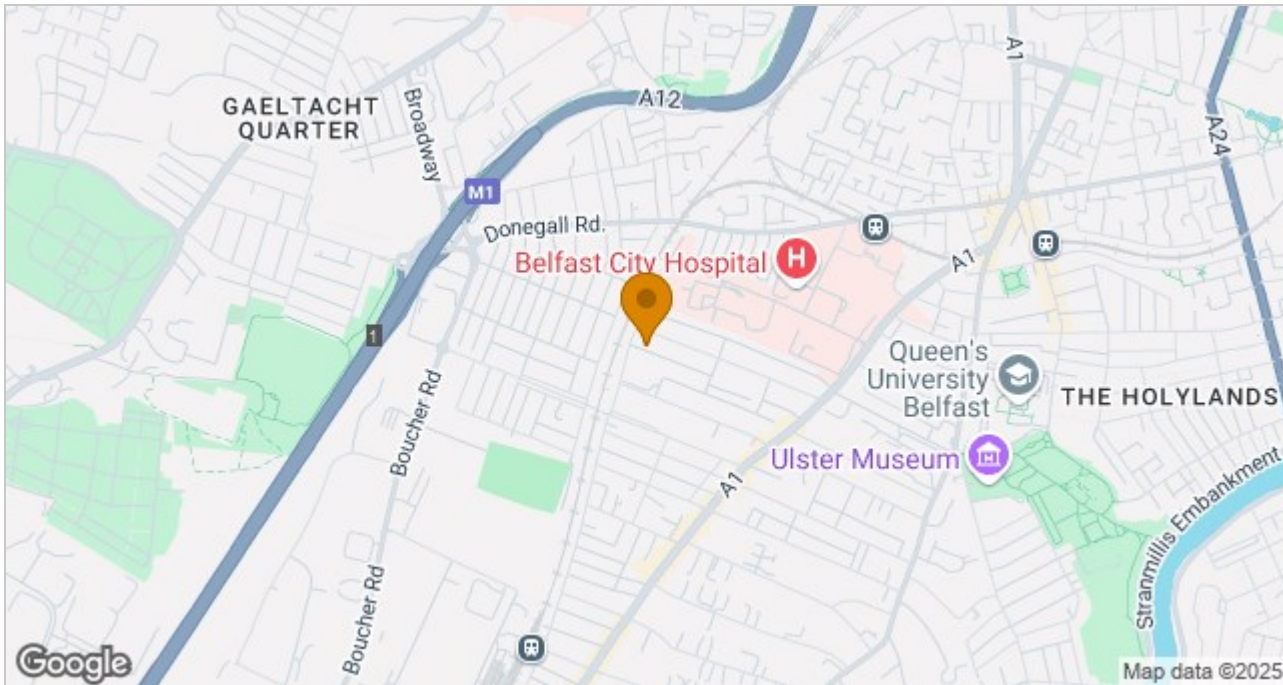
Enclosed yard to rear. Paved front.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Area Map



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