

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**66 ABETTA PARADE, BELFAST,
BT5 5LA**

OFFERS AROUND £139,950



Nestled in the vibrant area of, Bloomfield, this stunning red brick terrace house in Abetta Parade offers a delightful blend of charm and modern living. With three bedrooms, this property is perfect for small families, couples, or individuals seeking a comfortable home in a popular location.

Upon entering, you are welcomed into a bright and spacious living room, with laminate flooring. The attractive fitted kitchen, complete with a breakfast area, provides a warm and inviting space and the layout of the house ensures a practical flow, making it easy to enjoy everyday living.

The property features a shower room, and additionally, the house benefits from oil heating and double glazing, ensuring warmth and energy efficiency throughout the year.

This charming terrace house not only boasts a desirable location but also offers modern comforts. Whether you are looking to invest or find your next residence, this property is certainly worth an internal inspection.



Key Features

- Stunning Red Brick Town Terrace Property
- Good Sized Living Room With Laminate Flooring
- Attractive Fitted Kitchen With Breakfast Area
- Three Bright Bedrooms
- Modern Fitted Shower Room
- Oil Fired Heating And Double Glazed Windows
- Large Paved Garden / Yard To Rear
- Ideal for First Time Buyers and Young Professionals



Accommodation Comprises

Entrance Hall

Laminate strip wood floor.

Living Room

14'9 x 13'2

Laminate strip wood floor, storage cupboard, recessed spot lighting.

Kitchen/Dining

16'6 x 8'5

Excellent range of high and low level units, stainless steel sink unit, stainless steel oven and ceramic hob, plumbed for washing machine, plumbed for dishwasher, part tiled walls, fully tiled floor, storage under stairs.

First Floor

Landing

Bedroom 1

14'0 x 9'0

Hotpress

Bedroom 2

9'8 x 9'2

Bedroom 3

10'7 x 7'2

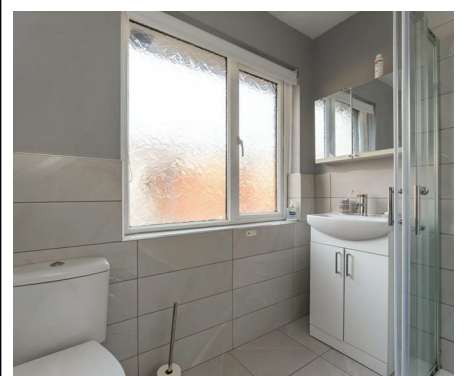
(at widest points) Built in cupboard.

Shower Room

Corner shower cubicle, low flush WC, wash hand basin, towel rail, part tiled walls, fully tiled floor.

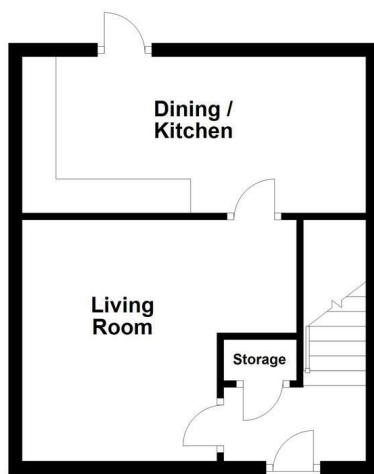
Outside

Paved area to front, good sized paved patio to rear, PVC oil tank, oil fired boiler.

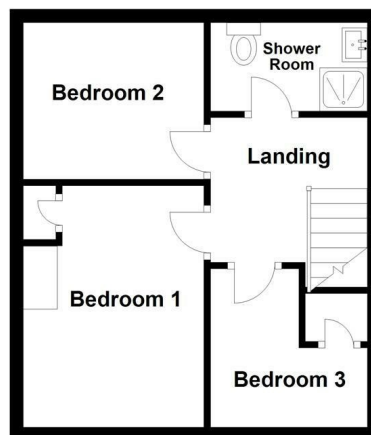




Ground Floor



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		59	68
(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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