

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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028 9047 1515

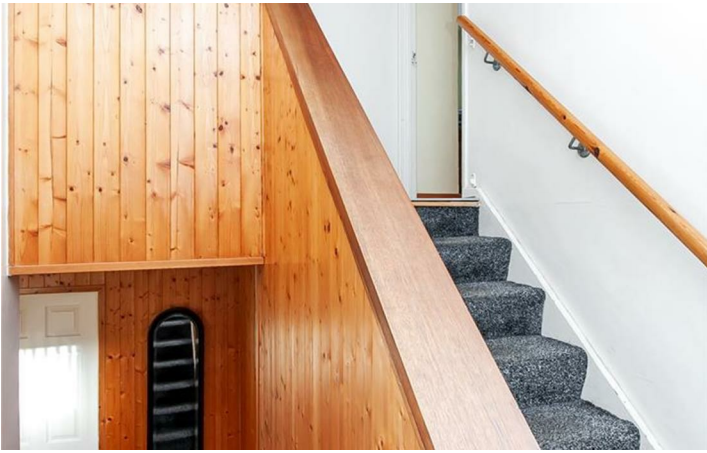
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**10 LOCHINVER DRIVE, BELFAST,
BT5 7AJ**

OFFERS AROUND £129,950



A deceptively spacious semi-detached property in the popular Tullycarnet estate, offering a great opportunity for investors with a great tenant in situ.

The accommodation includes good size lounge, a recently fitted luxury kitchen with Quartz effect worktops, built-in under oven, integrated fridge freezer, built-in breakfast table, wood laminate flooring and recessed spotlighting. The property further benefits from three good size bedrooms, all with wood laminate flooring. Bathroom comprising of white suite with fully tiled walls and ceramic tiled flooring, and separate utility room off entrance hall.

Sitting on an elevated position with great views to the front, surrounding gardens with lawn and enclosed rear yard. This property has been well looked after over many years by the current tenant and anyone interested would be on a landlord basis to take over the current lease. Located close to a vast range of amenities in both Gilnahirk and Dundonald, it sits in a very vibrant area, ideal for first time buyers and tenants.



Key Features

- Deceptively Spacious Semi-Detached Property
- Good Size Lounge Leading To Kitchen
- Luxury Kitchen With Built-In Breakfast Table
- Three Bedrooms, All With Wood Laminate Flooring
- Bathroom With Ceramic Tiled Flooring, And Utility Room
- Oil Fired Central Heating & Double Glazed Windows
- Convenient Location Close To Many Local Amenities
- Property To Be Sold With Great Tenant In Situ



Accommodation Comprises

Entrance Hall

Utility Room

8'4" x 6'4"

Staircase to

First Floor

Landing

Wood laminate flooring, built-in cupboard.

Lounge

12'8" x 11'8"

Wood laminate flooring.

Kitchen

12'9" x 8'9"

Modern range of high and low level units, quartz effect work surfaces with perspex splash back, inset single drainer stainless steel sink unit with mixer taps, built-in under oven, ceramic hob, integrated extractor hood, integrated fridge freezer, built-in breakfast table, recessed spotlighting, wood laminate flooring.

Bedroom 1

11'9" x 5'8"

Wood laminate flooring.

Lower Ground Floor

Hall

Wood laminate flooring, two built-in cupboards.

Bedroom 2

11'8" x 9'9"

Wood laminate flooring.

Bedroom 3

11'8" x 9'8"

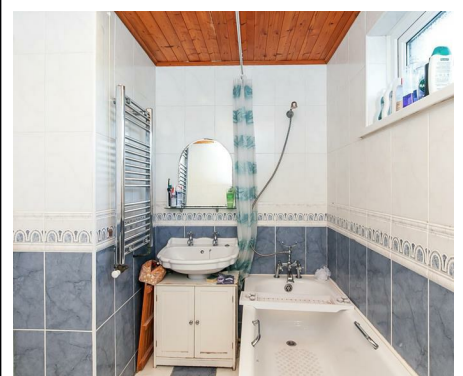
Wood laminate flooring, double built-in robe.

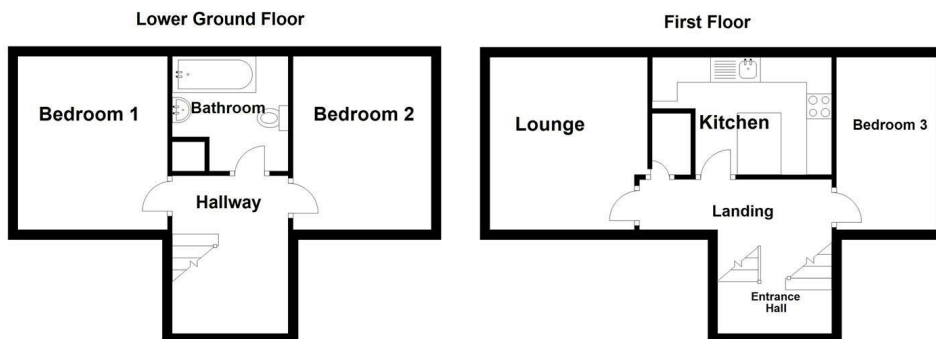
Bathroom

White suite comprising panel bath with mixer taps & telephone hand shower, pedestal wash hand basin, low flush WC, chrome feature radiator, fully tiled walls, ceramic tiled floor.

Outside

Front garden with lawn and enclosed rear area with boiler house and oil fired boiler. Oil storage tank.





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.

10 Lochinver Drive

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			
(21-38) F		29	49
(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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