



25 Empire Drive, Belfast, BT12 6GQ

Price Guide £125,000

Located in a popular residential street just off the Donegall Road, this recently refurbished mid terrace property is well presented throughout and would make an excellent home for a range of prospective purchasers including the first time buyer, investor or parents looking to buy for children attending University / College in Belfast. The accommodation comprises spacious living room, modern kitchen with dining space, two double bedrooms and first floor shower suite. Gas fired central heating & PVC double glazed windows are also in place. Outside the property benefits from enclosed front garden in lawn and yard to rear. Close to a range of excellent amenities, transport links and the City Centre within walking distance, early viewing is recommended.

- Fully Refurbished Mid Terrace Property
- Comfortable Living Room
- Contemporary Shower Room
- Front Garden In Lawn, Enclosed Rear Yard
- An Ideal Home For The First Time Buyer Or Investor
- Two Good Sized Bedrooms
- Newly Fitted Kitchen With Casual Dining
- Gas Central Heating / PVC Double Glazed Windows
- Convenient Location Within Walking Distance To Belfast City Centre / Queens University / Boucher Retail Park
- Ready To Move Into

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		74	75
(55-68) D			
(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
LIVING ROOM 11'9" x 9'10" (3.6 x 3.0)**



Laminate flooring.



KITCHEN / DINING 12'9" x 8'6" (3.9 x 2.6)



Newly installed kitchen with a range of high and low level units, 4 ring electric hob, integrated oven, extractor fan, stainless sink unit, integrated fridge, under lighting, plumbed for washing machine, part tiled walls and laminate floor.



ON THE FIRST FLOOR

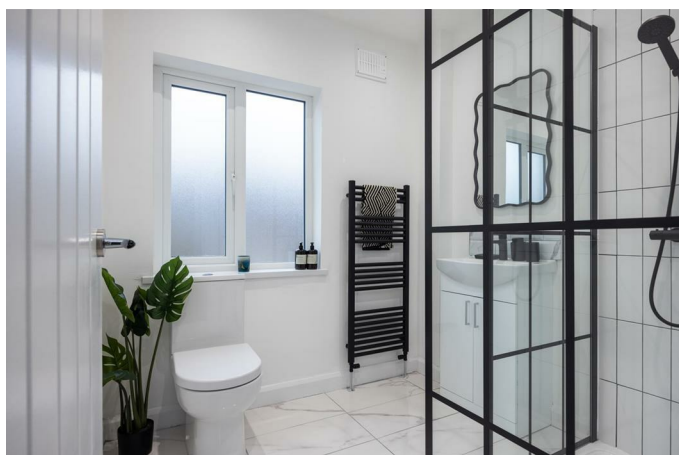
BEDROOM ONE 13'1" x 8'6" (4.0 x 2.6)



BEDROOM TWO 9'2" x 5'6" (2.8 x 1.7)



SHOWER ROOM 6'6" x 5'10" (2.0 x 1.8)



Contemporary white suite comprising low flush W.C, thermostatic shower, wash hand basin with built in vanity unit, heated towel rail, part tiled walls and tiled floor.

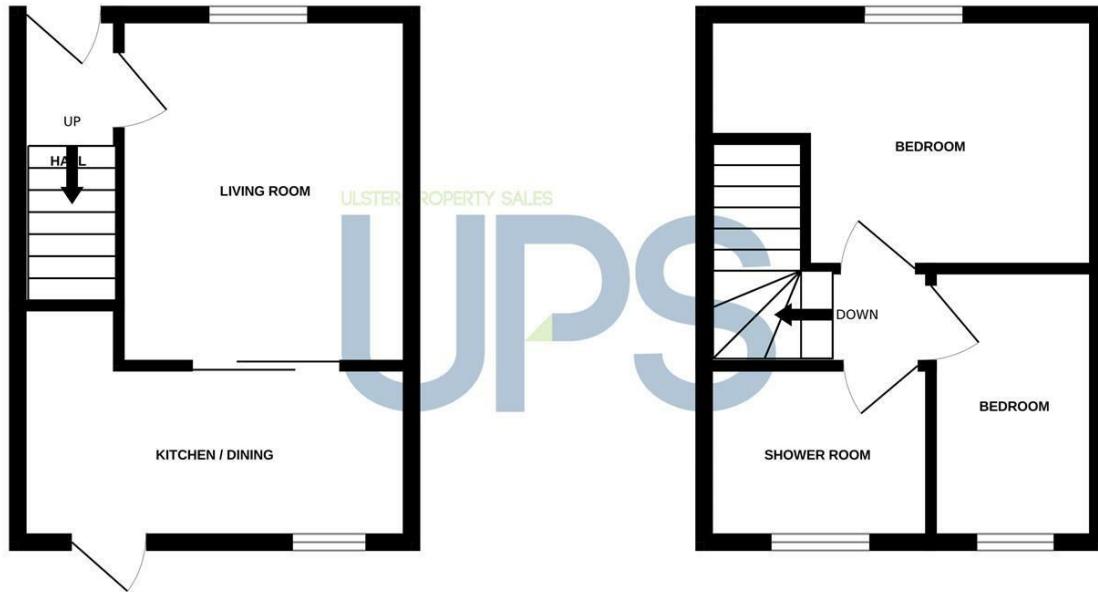
OUTSIDE

Garden to front in lawn. Enclosed yard to rear.

Floor Plan

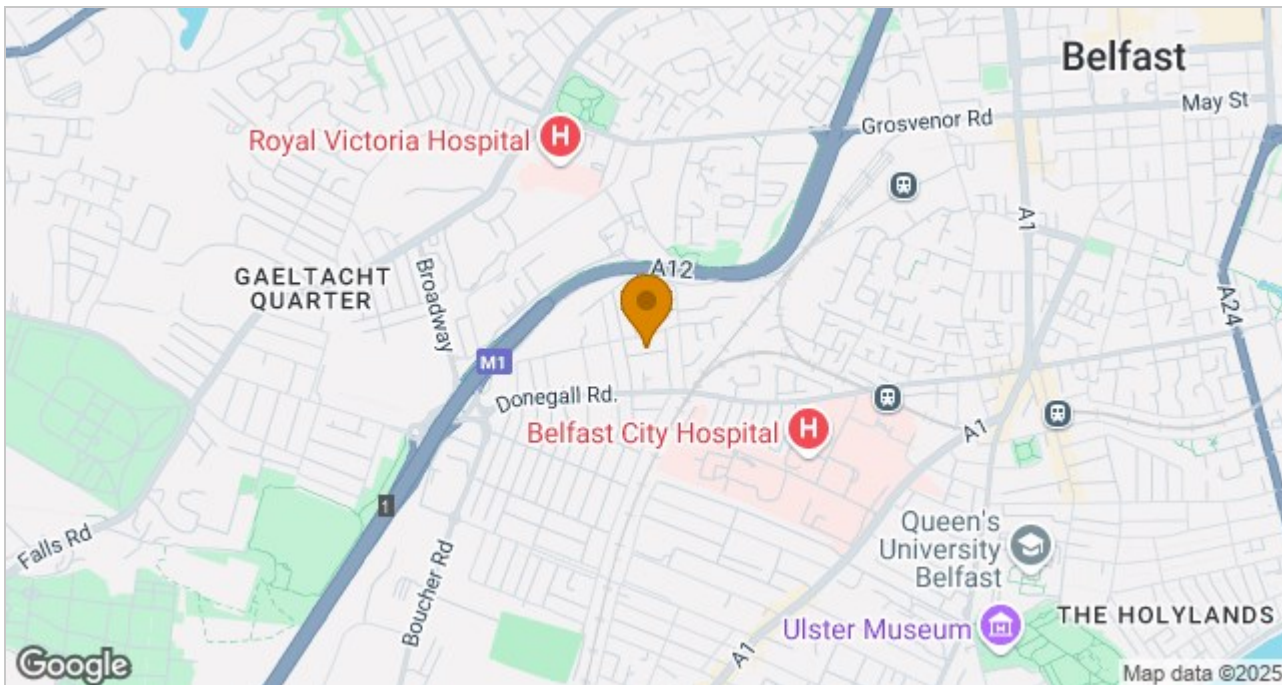
GROUND FLOOR

1ST FLOOR



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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