



## 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)**

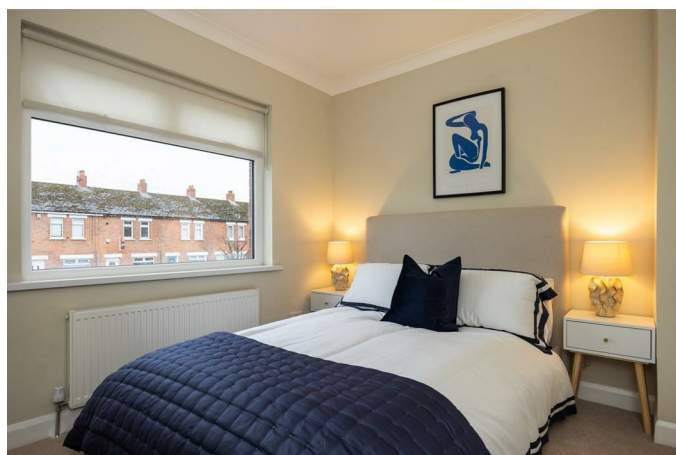


Newly installed kitchen with a range of high and low level units, 4 ring electric hob, integrated oven, extractor fan, stainless sink unit, integrated fridge, under lighting, plumbed for washing machine, part tiled walls and laminate floor.



**ON THE FIRST FLOOR**

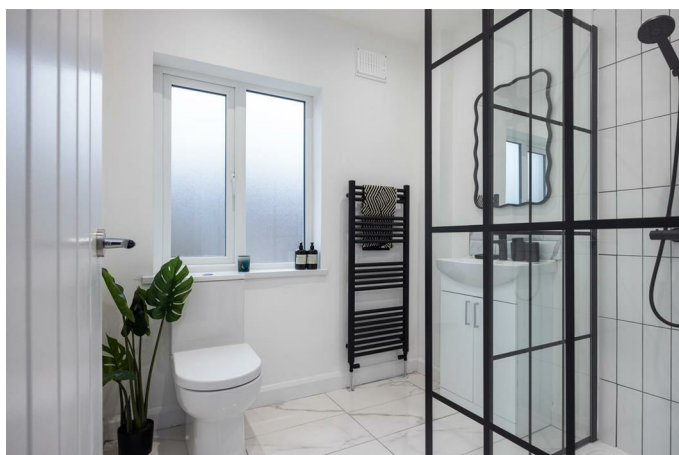
**BEDROOM ONE 13'1" x 8'6" (4.0 x 2.6)**



### **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.

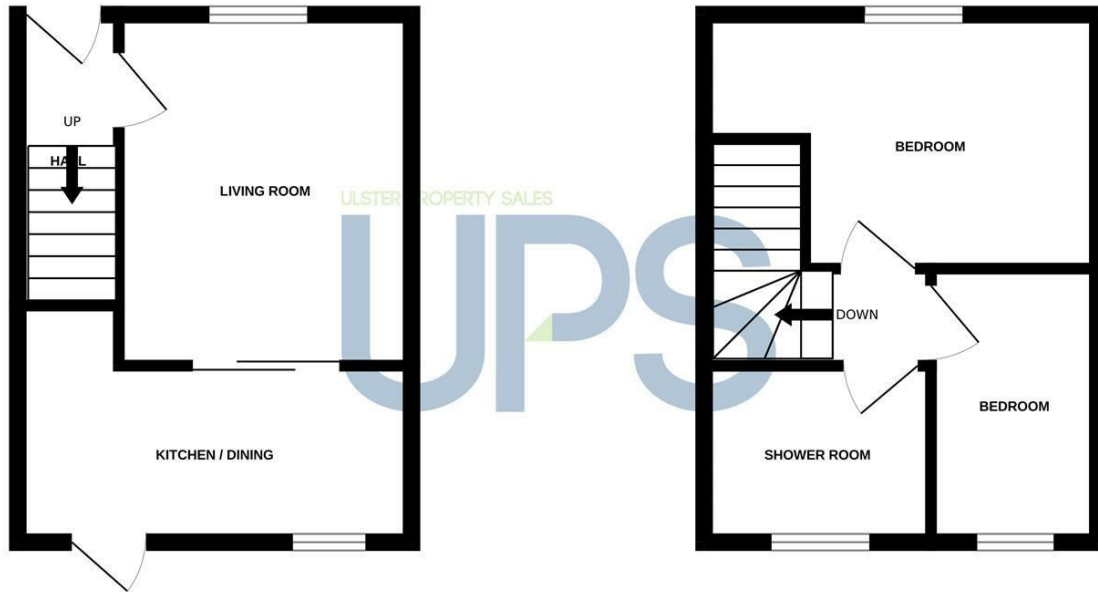
### **OUTSIDE**

Garden to front in lawn. Enclosed yard to rear.

# Floor Plan

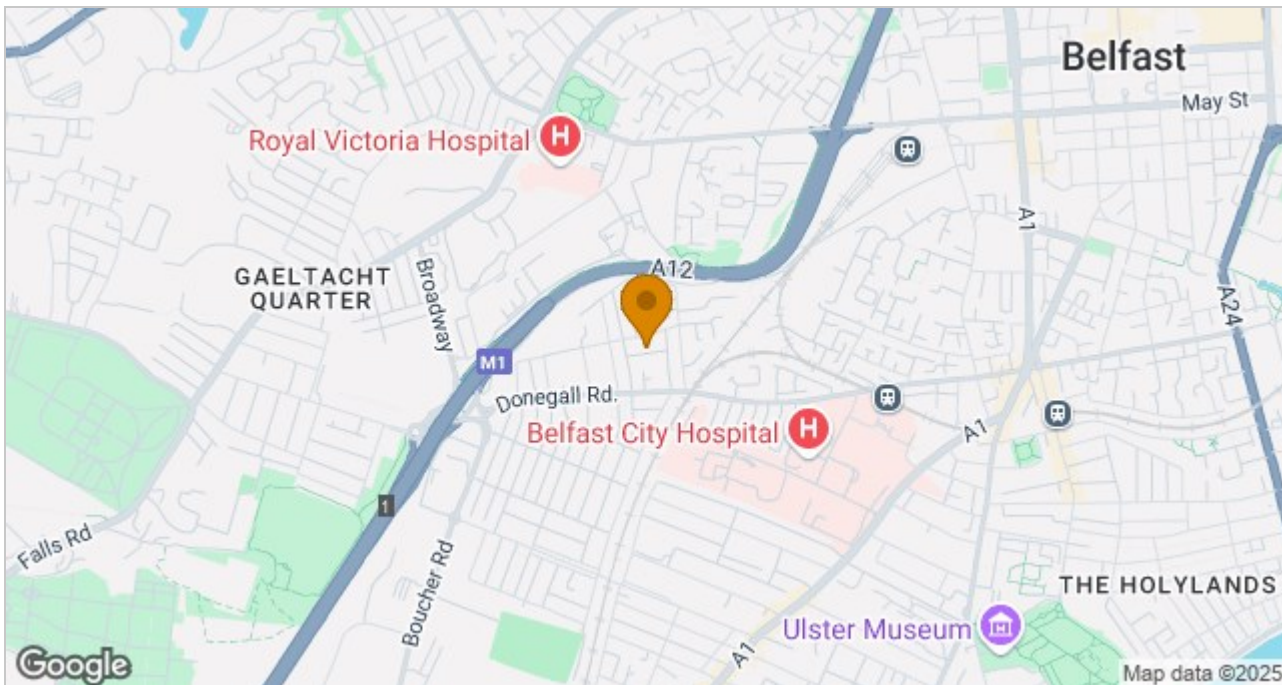
GROUND FLOOR

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.  
Made with Metropix 5/2025

# 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.

ULSTERPROPERTYSALES.CO.UK

**ANDERSONSTOWN**  
028 9060 5200

**BANGOR**  
028 9127 1185

**DONAGHADEE**  
028 9188 8000

**GLENGORMLEY**  
028 9083 3295

**RENTAL DIVISION**  
028 9070 1000

**BALLYHACKAMORE**  
028 9047 1515

**CARRICKFERGUS**  
028 9336 5986

**DOWNPATRICK**  
028 4461 4101

**MALONE**  
028 9066 1929

**BALLYNAHINCH**  
028 9756 1155

**CAVEHILL**  
028 9072 9270

**FORESTSIDE**  
028 9064 1264

**NEWTOWNARDS**  
028 9181 1444



John Thompson trading under licence as Ulster Property Sales (Downpatrick)  
©Ulster Property Sales is a Registered Trademark