

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**103 AVONIEL ROAD, BELFAST,  
BT5 4SE**

**OFFERS AROUND £99,950**





This attractive red brick mid terrace property is an excellent first time buyer or investment opportunity, and is conveniently located just off the Beersbridge Road, within close access to a wide range of amenities and road networks into the City Centre.

The accommodation includes living room with laminate flooring leading to an excellent fitted kitchen with integrated oven and hob and breakfast area and leads to the outside patio/yard with a feature decked area.

Upstairs, the property has two bedrooms, master bedroom with built in wardrobe and modern shower room with large walk in shower cubicle. Easy to maintain, this property also includes gas fired central heating and uPVC double glazing. An early viewing is recommended to avoid disappointment.



## Key Features

- Excellent Red Brick Terrace Property
- Living Room With Laminate Flooring
- Kitchen With Integrated Oven & Hob
- Two Well Proportioned Bedrooms
- Modern Bathroom With Large Walk-In Shower
- Gas Heating & uPVC Double Glazing
- Large Patio Yard To Rear With Decking
- Convenient Location Close To Local Amenities



## Accommodation Comprises

### Living Room

12'8 x 12'0

Laminated strip wood flooring.

### Kitchen/Dining

12'3 x 9'0

Range of high and level units, stainless steel oven and ceramic 4 ring hob, part tiled walls, fully tiled flooring, gas boiler, recessed spotlighting.

### First Floor

#### Bedroom 1

13'2 x 12'0

Built-in wardrobes.

#### Bedroom 2

9'0 x 5'9

#### Shower Room

White suite comprising large shower cubicle, vanity unit and low flush WC. Recessed spotlighting. Panelled walls and heated towel rail.

#### Outside

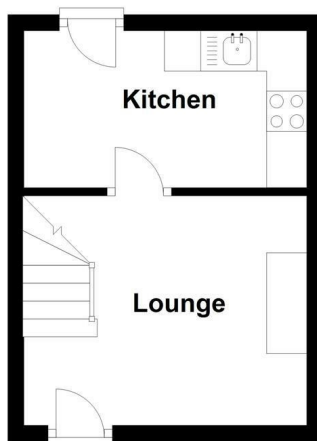
Large yard to rear. Decked area with roofing.



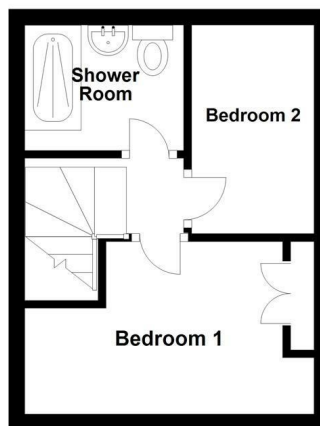




### Ground Floor



### 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		60	60
(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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