

ULSTER PROPERTY SALES

# UPS

## RENTALS - BALLYHACKAMORE

324 Upper Newtownards Road, Belfast,  
BT4 3EX

02890471515

rentals@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



## 2 MARTINEZ AVENUE, BELFAST, BT5 5LX

£1,750 PER MONTH

A beautiful spacious semi-detached property in the heart of the Bloomfield area, close to a vast range of local amenities.

Ideal family accommodation offering two reception areas including lounge with separate dining room, a large kitchen with breakfast area and range of appliances and four excellent well-proportioned bedrooms.

On the first floor, a modern white bathroom including freestanding bath and separate walk-in shower cubicle. Other benefits include PVC double glazed windows and gas fired central heating.

Located close to the ever popular Ballyhackamore, a superb property that rarely comes to the rental market, view now to avoid disappointment.

**\*\* Some pictures shown are historic and subject to slight change \*\***



## Key Features

- Beautiful Semi-Detached Property
- Modern Kitchen With Appliances
- Luxury Modern Bathroom
- Four Spacious Bedrooms
- Gas Fired Central Heating
- PVC Double Glazed Windows
- Spacious Yard
- Close To Local Amenities



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring.

#### Lounge

17'8 x 16'8

Wood laminate flooring.

#### Dining Room

15'3 x 11'8

#### Kitchen

18'4 x 9'5

Range of high and low level units with wood laminate work surfaces, stainless steel sink unit with mixer taps, electric hob and oven. Modern, recessed spotlights. Wood laminate flooring.

#### First Floor

##### Bedroom 1

17'6 x 16'9

##### Bedroom 2

19'4 x 11'8

##### Bedroom 3

13'5 x 11'9

##### Bedroom 4

13'6 x 11'5

### Bathroom

15'0 x 9'5

White suite comprising walk-in shower cubicle with rainfall shower, feature oval bath with mixer tap, wash hand basin with mixer taps and wall mounted low flush WC. Recessed spotlighting. Tiled floor, part tiled walls. Cupboard housing gas fired boiler.

### Outside

Spacious enclosed yard. Outside tap.









