

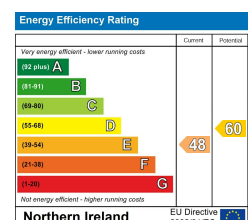


62 Ulsterville Gardens, Belfast, BT9 7BB

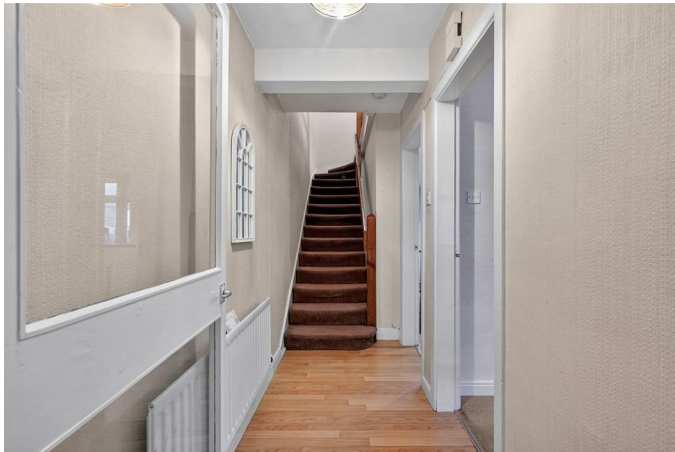
Price Guide £180,000

We are pleased to offer for sale this well presented mid terrace property located just off the Lisburn Road. The accommodation comprises spacious living room, dining room, fitted kitchen, three good sized bedrooms and first floor shower suite. Externally there is a private, enclosed south facing patio garden to rear. Ulsterville Gardens is within easy walking distance to a wide range of amenities including Queens University, the City Hospital and Belfast City Centre along with the many shops, restaurants & cafés on the Lisburn Road making this an excellent opportunity for a range of purchasers including the first time buyer or investor seeking a prosperous rental return.

- Well Presented Terraced Home
- Two Reception Rooms
- Enclosed South Facing Garden
- Three Good Sized Bedrooms
- First Floor Shower Suite
- Oil Fired Central Heating / PVC Double Glazing
- Within Walking Distance To Queens University, Lisburn Road & Belfast City Centre
- Excellent Opportunity For The First Time Buyer



**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR
ENTRANCE**



Glass panelled hardwood front door.
Laminate wood floor.

LIVING ROOM 12'5" x 11'1" (3.8 x 3.4)



Bay window.



DINING ROOM 11'1" x 9'10" (3.4 x 3.0)



Tiled fireplace with wood surround.
Laminate wood floor. Storage under stairs.



KITCHEN 10'5" x 7'2" (3.2 x 2.2)



High and low level units, plumbed for
washing machine, integrated oven, 4 ring
hob, extractor fan, single drainer stainless
steel sink unit with mixer tap, part tiled
walls.



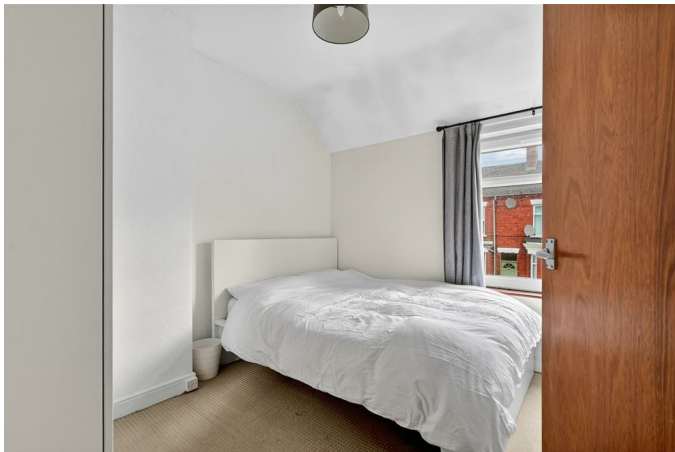
ON THE FIRST FLOOR

Storage off landing.

BEDROOM ONE 9'6" x 9'6" (2.9 x 2.9)



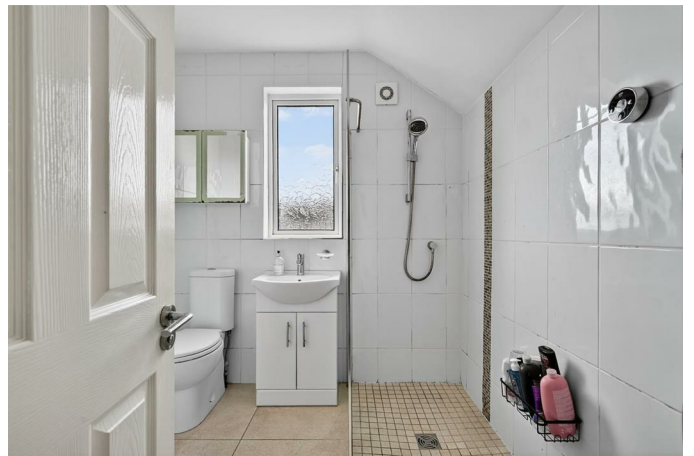
BEDROOM TWO 10'2" x 8'10" (3.1 x 2.7)



BEDROOM THREE 9'6" x 6'6" (2.9 x 2.0)



SHOWER ROOM



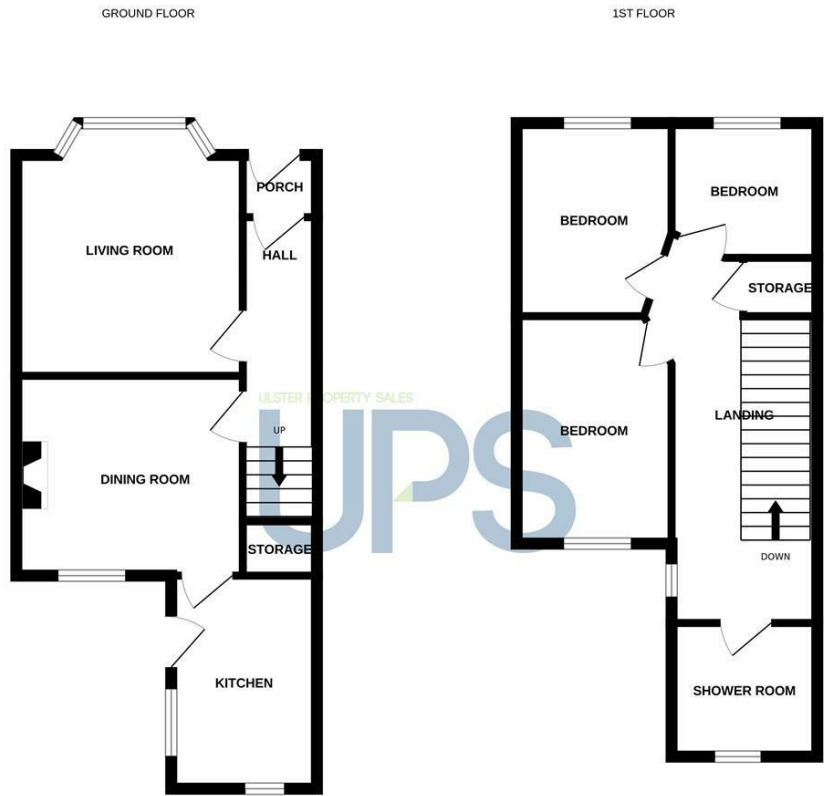
White suite comprising low flush W.C, wash hand basin with vanity unit below, walk in shower, fully tiled walls, tiled floor.

OUTSIDE



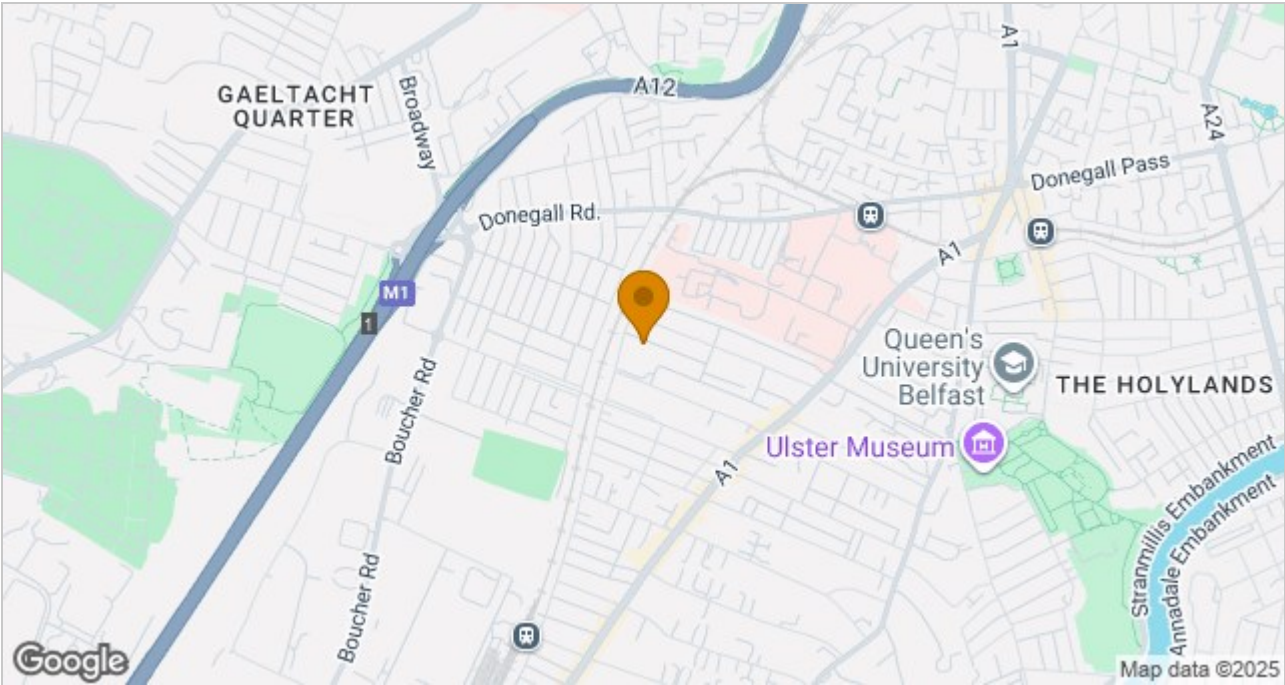
Enclosed south facing patio garden to rear. Small garden area to front.

Floor Plan



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 C3025.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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