



77 Greystown Avenue, Belfast, BT9 6UH

Price Guide £300,000

Located in the popular Greystown area just off the Upper Malone Road, we are pleased to offer for sale this excellent semi - detached home. An ideal first time buy or purchase for the growing family, the property is well presented and comprises bright and spacious accommodation including two excellent reception rooms, kitchen, three generous bedrooms & contemporary bathroom suite. Externally, the property boasts a substantial garden to rear in lawn, driveway, detached garage & front garden. Oil fired central heating and PVC double glazed windows are both in place. Located close to a range of excellent amenities including leading schools, public transport links and shops this home will appeal to many, therefore internal viewing is highly recommended.

- Well Presented Semi - Detached Property In A Sought After Residential Location
- Two Reception Rooms
- Detached Garage & Driveway To Front
- Oil Fired Central Heating / PVC Double Glazing
- Close To Leading Schools & Excellent Transport Links
- Three Good Sized Bedrooms
- Modern Kitchen & Bathroom Suite
- Spacious Rear Garden In Lawn
- An Ideal Home For The First Time Buyer Or Growing Family

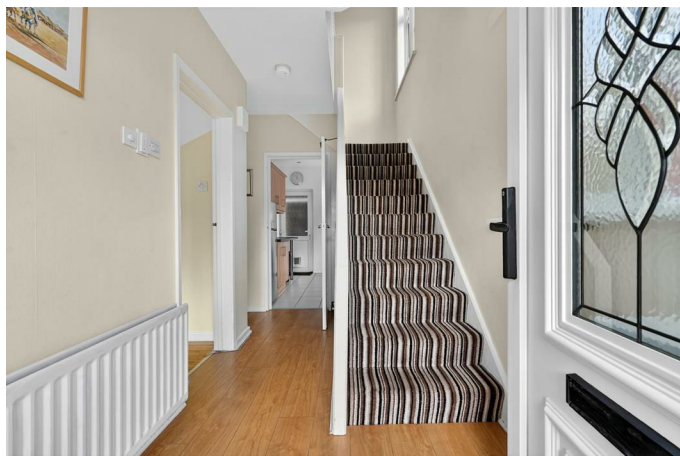
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR

ENTRANCE

Glass panelled PVC front door.

RECEPTION HALL



DINING ROOM 13'5" x 10'5" (4.1 x 3.2)



LIVING ROOM 12'1" x 11'5" (3.7 x 3.5)



KITCHEN 9'10" x 7'6" (3.0 x 2.3)



Range of high and low level units, plumbed for washing machine, integrated oven, 4 ring hob, single drainer stainless steel sink unit with mixer tap, recessed spotlighting, tiled floor, part tiled walls.

ON THE FIRST FLOOR



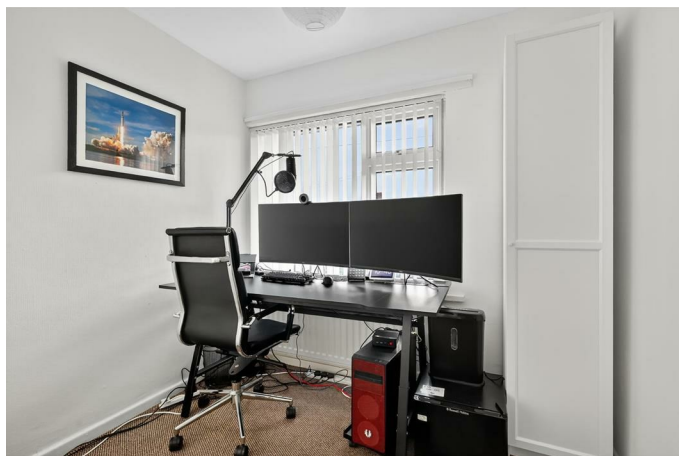
BEDROOM ONE 11'5" x 11'1" (3.5 x 3.4)



BEDROOM TWO 11'5" x 11'5" (3.5 x 3.5)



BEDROOM THREE 7'10" x 7'10" (2.4 x 2.4)



BATHROOM



White suite comprising low flush W.C, wash hand basin, panel bath with electric shower over, part tiled walls, tiled floor.

OUTSIDE



Enclosed, private rear garden in lawn with patio area. Driveway to front.

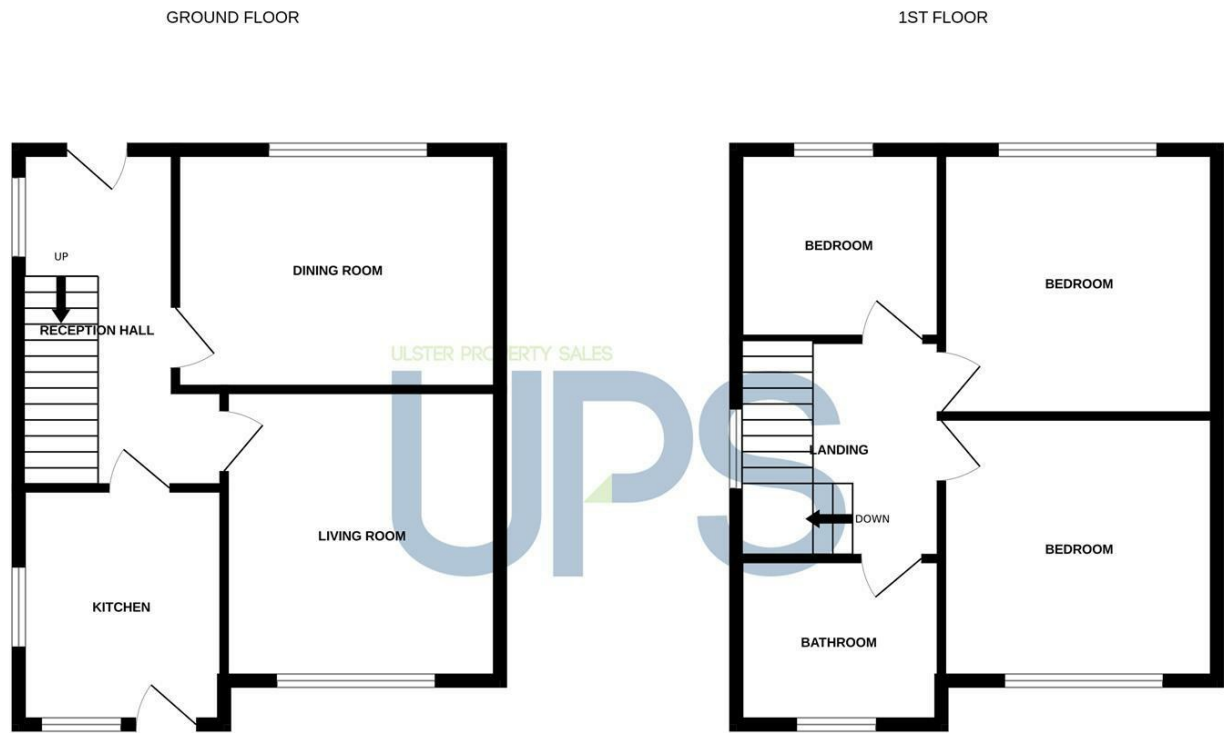
DETACHED GARAGE



Wired.



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

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