



72 Ulsterville Gardens, Belfast, BT9 7BB

Price Guide £225,000

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 open plan to dining, modern fitted kitchen, three good sized bedrooms and first floor bathroom suite. Externally there is a private, enclosed south facing patio garden to rear with garden room. 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
- Three Good Sized Bedrooms
- Open Plan Living / Dining
- Contemporary Kitchen
- First Floor Bathroom Suite With Bath & Walk In Shower
- Enclosed Rear Garden
- Garden Room Which Is Fully Wired, Plumbed & Has W.C
- Gas Fired Central Heating / PVC Double Glazing
- Located Within Walking Distance To The Lisburn Road, Queens University & Belfast City Centre
- Ideal First Time Buyer

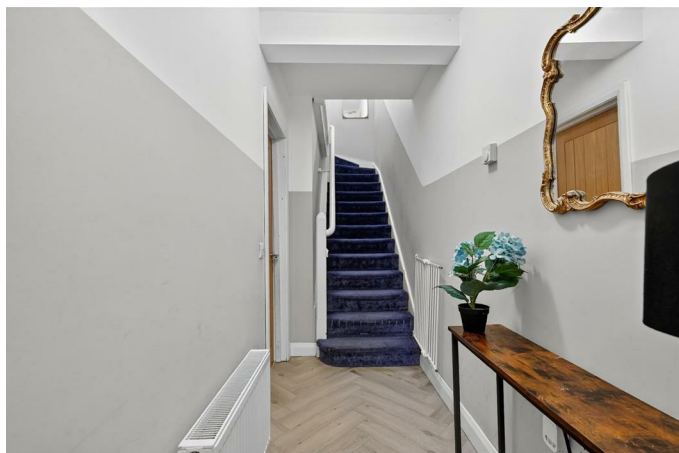
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

Composite front door.

RECEPTION HALL



Herringbone flooring.

LIVING / DINING 23'11" x 11'5" (7.3 x 3.5)



Bay window, herringbone flooring, patio doors to rear garden.



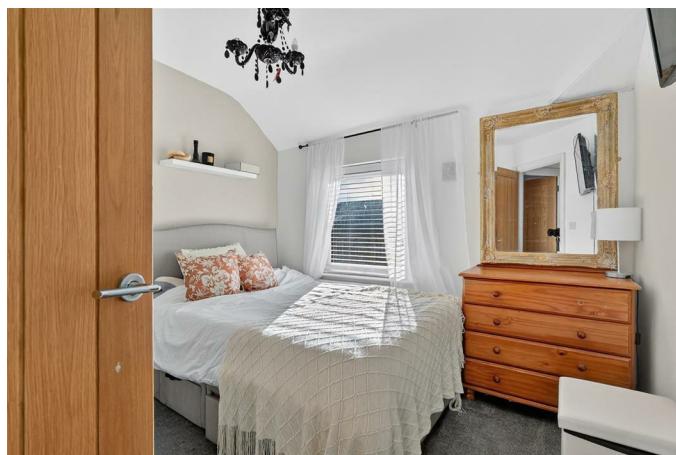
KITCHEN 10'5" x 7'2" (3.2 x 2.2)



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

ON THE FIRST FLOOR

BEDROOM ONE 9'10" x 9'6" (3.0 x 2.9)



BEDROOM TWO 9'10" x 8'10" (3.0 x 2.7)



OUTSIDE



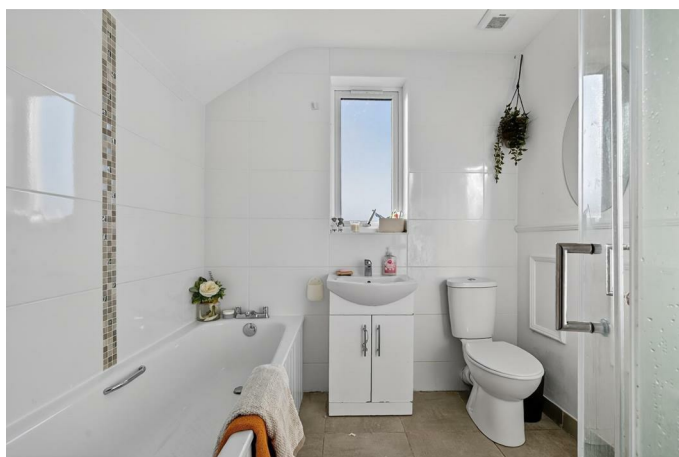
BEDROOM THREE 9'10" x 6'6" (3.0 x 2.0)



Enclosed south facing garden to rear.

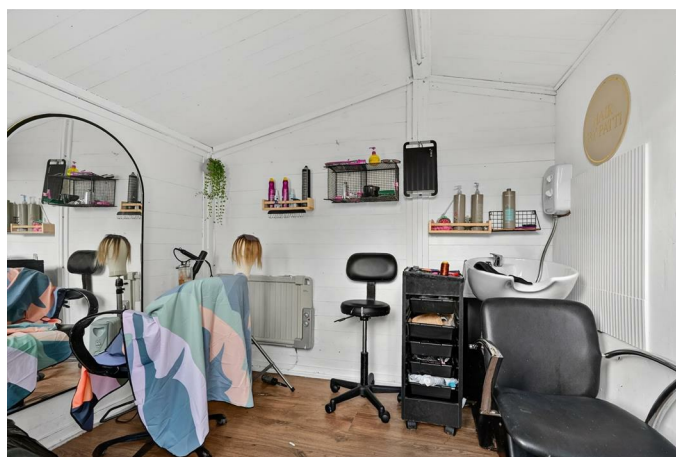


BATHROOM



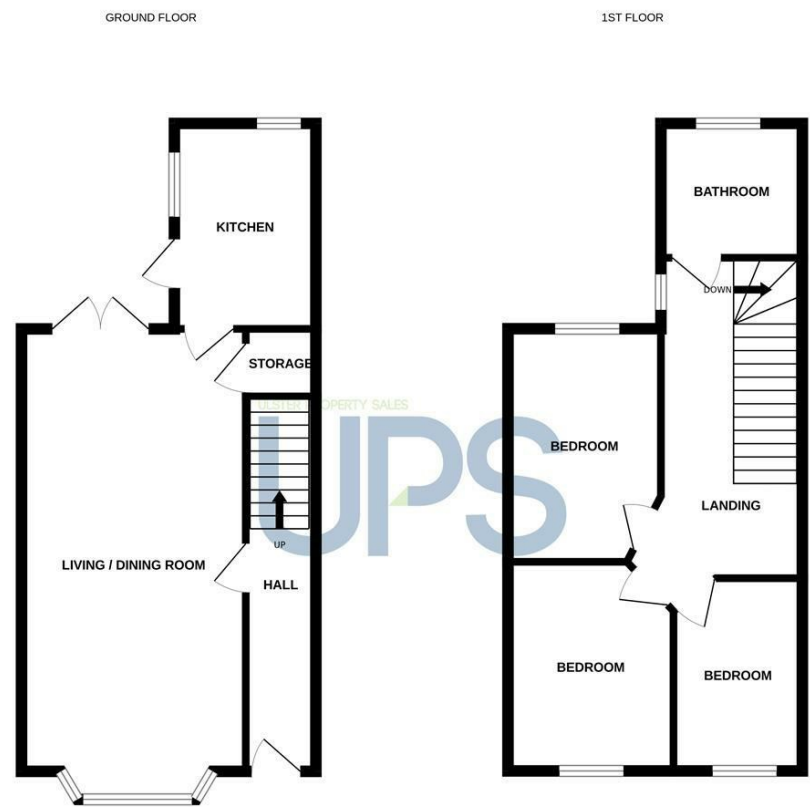
White suite comprising panel bath, low flush W.C, wash hand basin with vanity unit below, enclosed shower, part tiled walls, tiled floor.

GARDEN ROOM 8'6" x 7'6" (2.6 x 2.3)



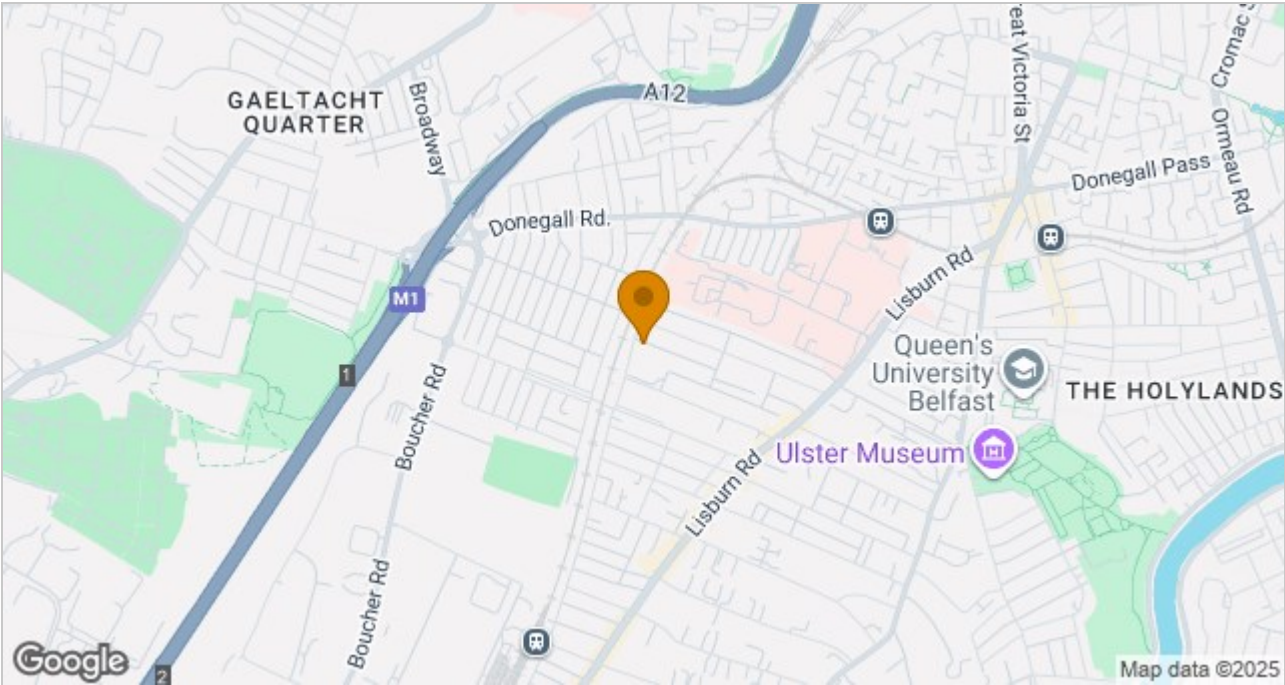
Insulated, wired & plumbed. W.C.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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