



## 22 Ivorna Close, Belfast, BT12 5QQ

**Price Guide £145,000**

Situated in a convenient residential area of Belfast, 22 Ivorna Close present an excellent opportunity for first time buyers, young families or investors alike. This attractive three bedroom mid-terrace property offers modern comforts combined with practical living space in a highly accessible location. The property comprises one reception, modern kitchen with dining space, three good sized bedrooms and first floor bathroom suite. Further benefits include gas central heating and pvc double glazed windows. Outside there is an enclosed yard to rear with outside garden room. Located close to local schools, shops and excellent transport links to Belfast City Centre. Early viewing is highly recommended.

- Attractive Three Bedroom Mid Terrace Property
- Modern Fitted Kitchen With Breakfast Bar
- Gas Central Heating / Pvc Double Glazed Windows
- Ideal For A Range Of Buyers
- Bright And Spacious Living Accommodation
- First Floor Bathroom Suite
- Convenient To Local Schools, Shops & Transport Links
- Chain Free

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		75	81
(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 HALLWAY**



PVC Front door. Laminate flooring.

**LIVING ROOM 13'9" x 8'10" (4.2 x 2.7)**



Laminate flooring.

**MODERN KITCHEN 13'1" x 8'2" (4.0 x 2.5)**



Excellent range of high and low level gloss units, Kala concrete effect worktop, integrated double oven, 4 ring induction Beko hob, extractor fan, plumbed for

washing machine, sink unit with mixer tap, breakfast bar, fully pvc cladded walls and laminate wood effect flooring.

**ON THE FIRST FLOOR**

**BEDROOM ONE 11'1" x 9'2" (3.4 x 2.8)**



Laminate flooring.

**BEDROOM TWO 10'2" x 9'2" (3.1 x 2.8)**



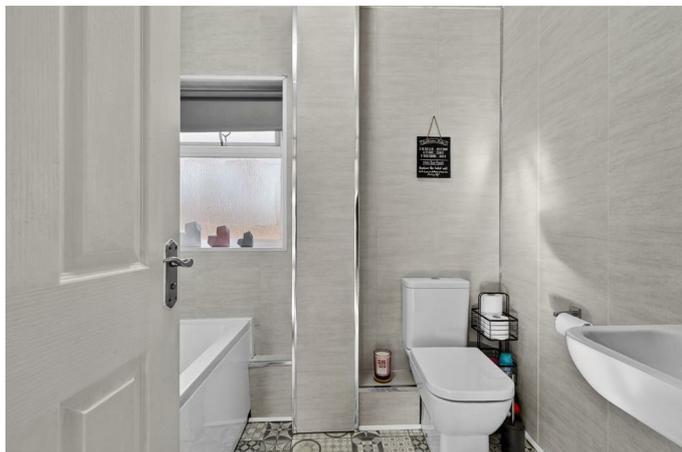
Built in sliding robes with laminate flooring.

**BEDROOM THREE 8'2" x 8'2" (2.5 x 2.5)**



Built in sliding robes with laminate flooring.

## BATHROOM



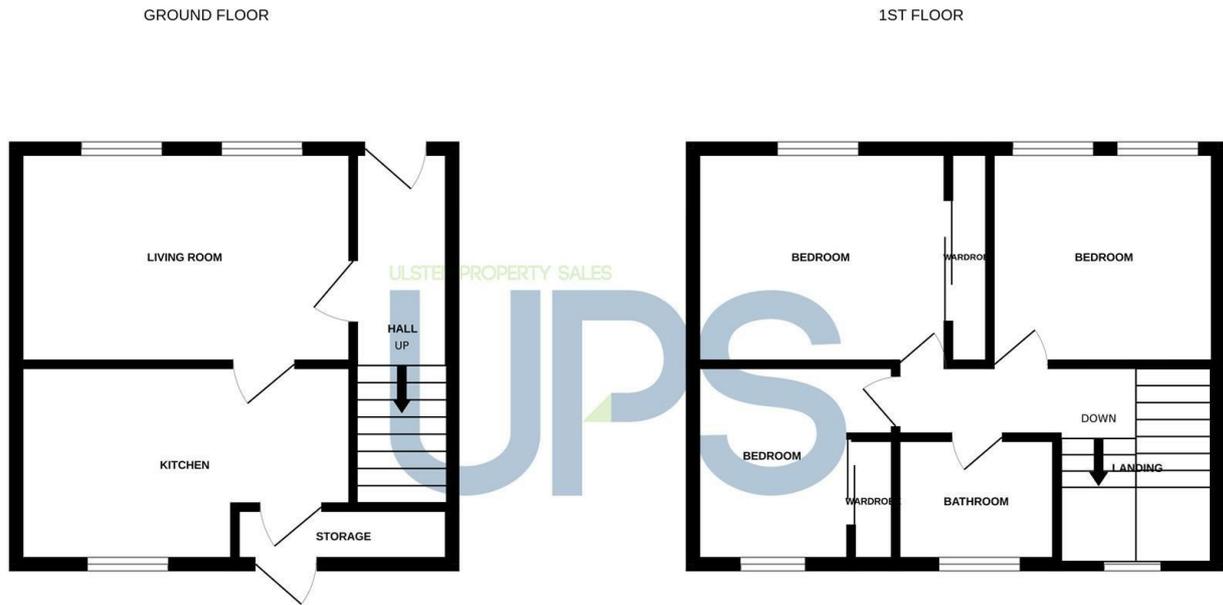
White suite comprising, panel bath with thermostatic shower, low flush w.c, pedestal wash hand basin, heated towel rail, fully pvc cladded walls and tiled flooring.

## OUTSIDE



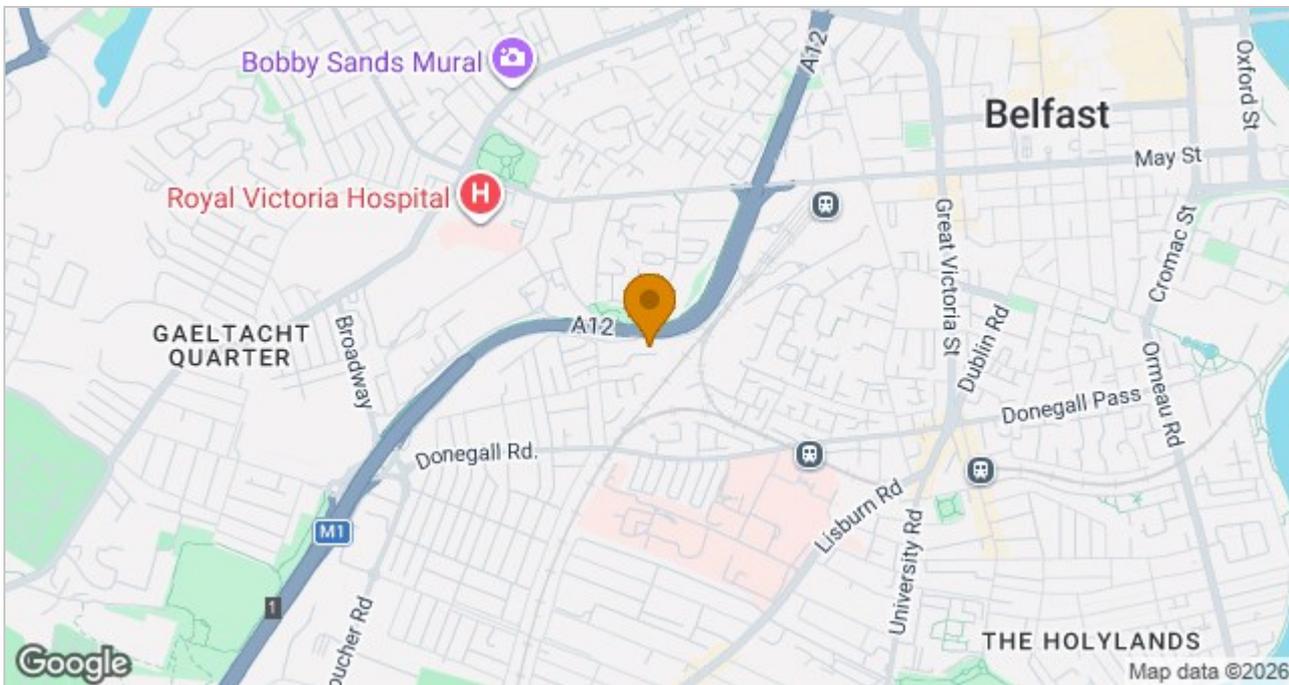
Enclosed yard with garden shed, hot and cold tap and outside light.

# 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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