



ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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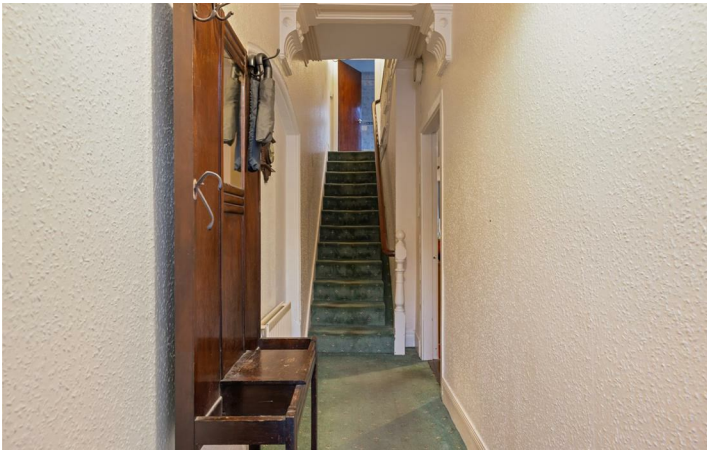
NETWORK STRENGTH - LOCAL KNOWLEDGE



**67 LOMOND AVENUE, BELFAST,  
BT4 3AJ**

**OFFERS AROUND £159,950**





This property presents an excellent opportunity for purchasers seeking a home with scope to improve and modernise to their own taste. Offering well-proportioned accommodation throughout, it will appeal to first-time buyers, investors, or those looking for a manageable renovation project.

The accommodation is accessed via an entrance hall with original decorative cornicing, leading to a bright, dual-aspect living room featuring a gas fired fireplace with tiled hearth and marble-effect mantle. To the rear, the kitchen is fitted with a range of high and low level units and provides access to the enclosed rear yard.

On the first floor, there are two bedrooms, both benefiting from built-in storage, along with a bathroom fitted with a white suite and overhead shower. Further storage is available within the floored roofspace, which also houses the gas fired boiler.

Externally, the property benefits from an enclosed paved rear area with flowerbed, offering a low-maintenance outdoor space.

While the property would benefit from a programme of updating and modernisation, it offers excellent potential to create a comfortable home in a convenient location. Early viewing is recommended to fully appreciate the opportunity on offer.



## Key Features

- Excellent Mid Terrace In Convenient Location
- Open Plan Lounge/Dining Room With Gas Fire
- Fitted Kitchen With Access To Rear Yard
- Two Bedrooms With Built-In Storage, And Floored Roofspace
- White Bathroom Suite With Overhead Shower
- Enclosed Paved Rear With Flowers And Shrubs
- Scope To Modernise And Improve To Personal Taste
- Popular Location Close To A Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Cornicing to ceiling.

#### Living/Dining Room

11'0 x 23'8

Gas fired with tiled hearth, marble effect mantle, dual aspect, bay window, cornicing to ceiling.

#### Kitchen

19'10 x 7'2

High and low level units, inset stainless steel sink unit with mixer tap, space for cooker and under counter fridge, extractor hood, part tiled walls, tiled flooring, access to rear.

### First Floor

#### Bathroom

White suite comprising low flush WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and overhead shower, tiled walls and floor.

#### Bedroom 1

13'0 x 10'6

Built-in storage.

#### Bedroom 2

10'4 x 8'7

Built-in storage.

#### Floored Roofspace

21'5 x 13'0

Gas fired boiler.

#### Rear

Enclosed paved area to rear. Flowers and shrubs.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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		66	78
		EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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