

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 AVONIEL DRIVE, BELFAST, BT5
4SJ**

OFFERS AROUND £119,950



Located on Avoniel Drive, off the Beersbridge Road, this delightful two bedroom terraced house presents an excellent opportunity for both first time buyers and investors seeking a property with great rental potential.

Comprising living room with laminate flooring, and open to a fitted kitchen, white bathroom suite, and two bedrooms to the first floor. Additionally, the house benefits from PVC double glazing and gas heating.

While the property is priced to allow for a little updating, it offers room for those looking to add their own touch. Its convenient location means you will have easy access to local amenities, road and bus networks.

In summary, this terraced house on Avoniel Drive is a wonderful opportunity for anyone looking to invest in a property with potential or for first-time buyers eager to make their mark. Don't miss the chance to view.



Key Features

- Attractive Red Brick Terrace Just Off The Beersbridge Road
- Good Sized Living Room With Laminate Flooring
- Fitted Kitchen And White Bathroom Suite
- uPVC Double Glazing And Gas Central Heating
- Two Bedrooms To The First Floor
- Priced For A Little Updating/Modernising
- Ideal for First Time Buyers Or Investors
- Convenient & Popular Location Close To Amenities



Accommodation Comprises

Entrance Porch

PVC front door.

Living Room

14'0 x 10'8

Laminated strip wood flooring.
Open to:

Kitchen/Dining

13'6 x 7'0

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven, ceramic hob, laminated strip wood flooring.

Rear Porch

Cupboard with gas boiler. Tiled flooring. PVC back door.

Bathroom

White suite comprising panelled bath, pedestal wash hand basin and low flush WC. Fully tiled walls and flooring.

First Floor

Bedroom 1

13'7 x 8'3

Laminated strip wood flooring.

Bedroom 2

13'6 x 10'0

Laminated strip wood flooring.

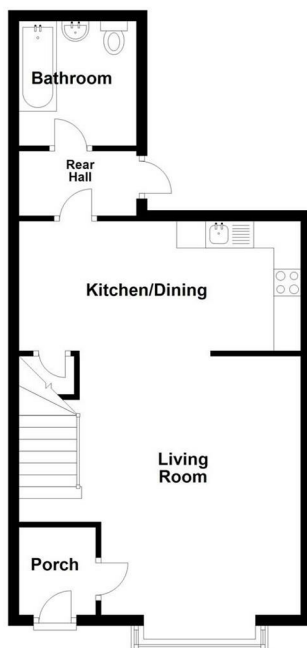
Outside

Small yard to front. Enclosed yard to rear.

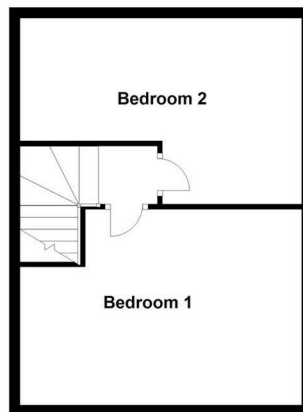




Ground Floor



First Floor



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		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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