

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 AVONIEL ROAD, BELFAST, BT5
4SF**

OFFERS OVER £139,950



Located on Avoniel Road, just off the Albertbridge Road, this attractive red brick town terrace presents a wonderful opportunity for those seeking a comfortable family home in a popular location.

The property boasts living room featuring stylish laminate flooring and a good-sized fitted kitchen with oven and hob, and opens to a breakfast and dining area. On the first floor, three bedrooms, and a shower room with a contemporary white suite, and outside offers a driveway and garden to front and spacious decking area to rear. Further benefits include a gas central heating system and double glazing.

In summary, this property is a fantastic choice for a large range of potential purchasers and would be an ideal first time buy or investment property. We strongly recommend an internal viewing to appreciate fully all this home has to offer.



Key Features

- Attractive Red Brick Town Terrace
- Living Room With Laminate Flooring
- Fitted Kitchen Open To Dining Area
- Three Bedrooms, All With Laminate Flooring
- Shower Room With White Suite
- Gas Fired Heating & uPVC Double Glazing
- Driveway To Front And Large Decking Area To Rear
- Located Close To Road Networks & Bus Routes



Accommodation Comprises

Entrance Hall

Laminated strip wood flooring. Storage under stairs.

Living Room

14'4 x 12'4

Laminated strip wood flooring.

Kitchen/Dining

24'2 x 7'9

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and ceramic 4 ring hob, plumbing for washing machine, part tiled walls.

Rear Hall

WC

Low flush WC and wash hand basin.

First Floor

Landing

Storage cupboard. Gas boiler.

Bedroom 1

11'0 x 10'8

Laminated strip wood flooring. Range of built-in wardrobes.

Bedroom 2

11'2 x 9'6

Laminated strip wood flooring.

Bedroom 3

9'4 x 6'6

Laminated strip wood flooring. Built-in cupboard.

Bathroom

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

Outside

Driveway to front and garden in lawn. Rear garden with decking.

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.

You can find more information about the legislation at www.legislation.gov.uk





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		74	
(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.

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RENTAL DIVISION
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