

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**38 NEVIS AVENUE, BELFAST, BT4
3AE**

OFFERS AROUND £139,950



38 Nevis Avenue, Belfast, is an attractive mid terrace property located in this convenient and popular area, close to local amenities, the Glider bus service, and the popular Ballyhackamore area. Priced for modernising the property comprises, entrance hall leads to a bright living and dining area with a bay window and laminate flooring. The kitchen is a good size, fitted with units, a built-in oven and hob, and a tiled floor for easy maintenance.

Upstairs, there are two bedrooms, both with laminate flooring and built-in storage. The shower room features an electric shower in a fully enclosed cubicle, low flush WC and wash hand basin. An attic room with a Velux window offers additional flexible space.

Outside, the property has an enclosed rear yard, PVC oil tank and oil-fired boiler, the property also benefits from PVC double glazing. This home is ideal for anyone seeking a property with excellent access to transport links, shops, and the amenities of Ballyhackamore while looking for a project to modernise and an early viewing is recommended.



Key Features

- Bright Lounge And Dining Area With Bay Window And Laminate Flooring
- Well-Sized Kitchen With Fitted Units, Built-In Oven And Hob
- Two Bedrooms With Laminate Flooring And Built-In Storage
- Shower Room With Electric Shower And Enclosed Cubicle
- Attic Room With Velux Window Providing Flexible Space
- Enclosed Rear Yard With PVC Oil Tank And Oil-Fired Boiler
- Close To Amenities, Glider Bus Service And Ballyhackamore Village
- Priced To Allow For Modernising



Accommodation Comprises

Entrance Hall

Lounge/Dining

23'5 x 10'

(Into Bay)

Laminate wooden flooring.

Kitchen

12' x 9'5

Range of high and low level units, sink unit with mixer tap, built in oven and hob, partly tiled walls, fully tiled floor.

First Floor Landing

Bedroom 1

10'7 x 9'7

Laminate wooden flooring, range of built in robes.

Bedroom 2

10'3 x 7'9

Laminate wooden flooring, built in robe.

Shower Room

White suite comprising: Built in shower cubicle with electric shower unit and sliding shower door. Low flush WC, pedestal wash hand basin, partly tiled walls.

Attic Room

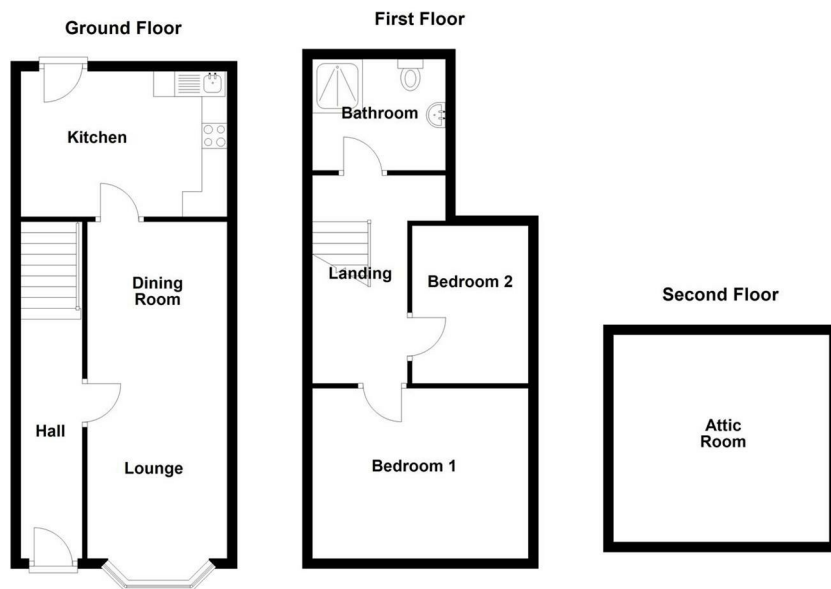
12' x 9'3

Velux window.

Outside

Enclosed yard to rear, PVC oil tank, oil fired boiler.





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	33
(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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