

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



11 ARDVARNA CRESCENT, BELFAST, BT4 2GJ

OFFERS AROUND £229,950

11 Ardvarna Crescent, a charming semi-detached home in a sought-after area of Belfast. This attractive red brick property offers a delightful blend of comfort and potential, making it an ideal choice for a variety of buyers.

Upon entering, you will find a spacious reception hall, two reception rooms and a fitted kitchen. The first floor boasts three well-proportioned bedrooms, along with a shower room that completes the accommodation.

The exterior of the property is equally appealing, featuring attractive gardens plus a driveway leading to a detached garage offers additional storage and also offers double glazed windows and gas central heating.

Situated in a super location, this home is close to local amenities and transport links, ensuring convenience for everyday living. While the property is priced to allow for a little updating, it presents a wonderful opportunity to personalise and enhance your new home to suit your tastes, and an internal inspection is essential to appreciate all this home has to offer.



Key Features

- Charming Semi-Detached Home In A Sought-After Location
- Fitted Kitchen Providing Practical Space With Scope For Modernisation
- Driveway Providing Off-Street Parking And Access To Detached Garage
- Gas Fired Central Heating & uPVC Double Glazing
- Spacious Reception Hall Leading To Two Bright Reception Rooms
- Three Well-Proportioned Bedrooms And Shower Room On The First Floor
- Convenient Location Close To Local Amenities, Schools, And Transport Links
- Ideal Home For First-Time Buyers, Families, Or Downsizers



Accommodation Comprises

Entrance Hall

Storage under stairs.

Lounge

12'8 x 10'8

Tiled fireplace.

Living/Dining Room

11'4 x 10'7

Attractive tiled fireplace.

Kitchen

8'6 x 8'3

Range of high and low level units, single drainer stainless steel sink unit, space for cooker, plumbing for washing machine, part tiled walls.

First Floor

Bedroom 1

12'0 x 10'8

Built-in wardrobe.

Bedroom 2

10'3 x 9'5

Range of built-in wardrobes.

Bedroom 3

8'9 x 8'6

Storage cupboard.

Shower Room

Comprising corner shower cubicle, pedestal wash hand basin, low flush WC, towel rail, fully tiled walls and flooring.

Outside

Driveway to front. Gardens in lawn with trees and shrubs to front and rear.

Garage

19'0 x 8'6

Up and over door. Gas boiler.

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



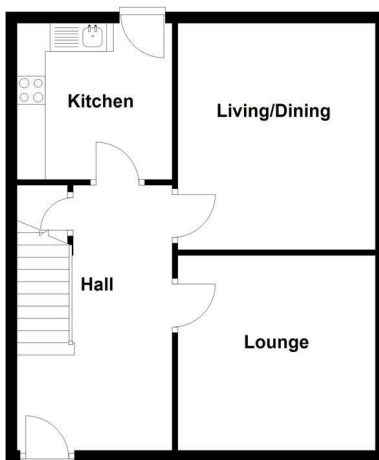




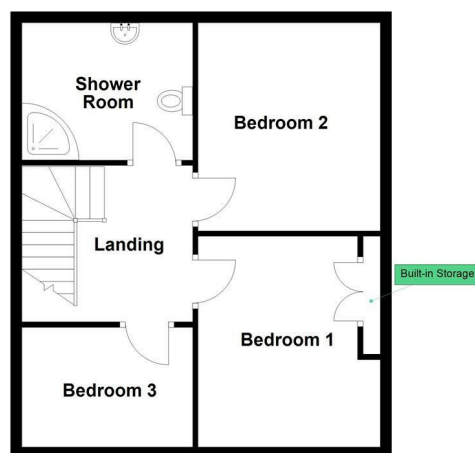




Ground Floor



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	70	76
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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