

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 DEVON PARADE, BELFAST, BT4
1LT**

OFFERS AROUND £99,950



This well-presented property in a convenient East Belfast location, offers bright and practical accommodation suited to first-time buyers, downsizers or investors.

The property benefits from double glazed windows and gas fired heating. Internally, the home is centred around an open plan living, kitchen and dining area, creating a comfortable and sociable space. The kitchen is fitted with a range of high and low level units, a stainless steel oven with four ring gas hob, and space for appliances, with tiled flooring and part tiled walls defining the kitchen area.

The property further comprises a well-proportioned bedroom and a bathroom fitted with a white suite, including a panelled bath with shower over, pedestal wash hand basin and low flush WC.

Externally, there is a pebbled area to the side, offering low maintenance outdoor space.

Situated close to a range of local shops, schools and parks, the property also benefits from excellent transport links, providing easy access to Belfast city centre. This is a well-maintained home in a convenient and popular location. Early viewing is recommended.



Key Features

- Well Presented Property In Convenient East Belfast Location
- Ideal For First Time Buyers, Downsizers And Investors
- Open Plan Living, Kitchen And Dining Area
- Kitchen With Range Of Units And Gas Hob
- One Well Proportioned Bedroom
- Bathroom With White Suite And Shower Over Bath
- Double Glazed Windows And Gas Fired Boiler
- Low Maintenance Pebbled Outdoor Space And Excellent Transport Links



Accommodation Comprising

Hard Wood Front Door

Living, Kitchen and Dining Area

15'7 x 13'

Single drainer stainless steel sink unit with mixer tap, range of high and low level units, stainless steel oven and 4 ring gas hob, gas fired boiler, plumbed for washing machine, tiled flooring and part tiled walls to kitchen area.

Rear Hall

Storage cupboard.

Bedroom 1

12'8 x 9'8

Bathroom

White suite comprising: panelled bath with hand held shower over bath and mixer tap, low flush W/C, pedestal wash hand basin with taps, part panelled walls and fully tiled flooring.

Outside

Pebbled area to side.

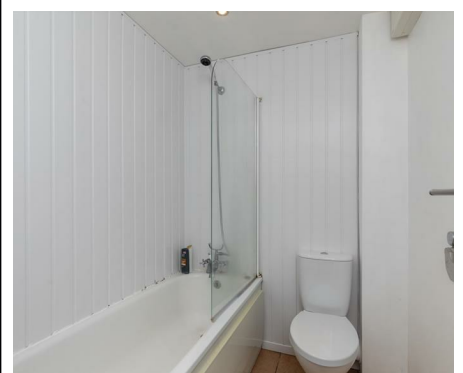
As part of our legal obligations

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



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(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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