

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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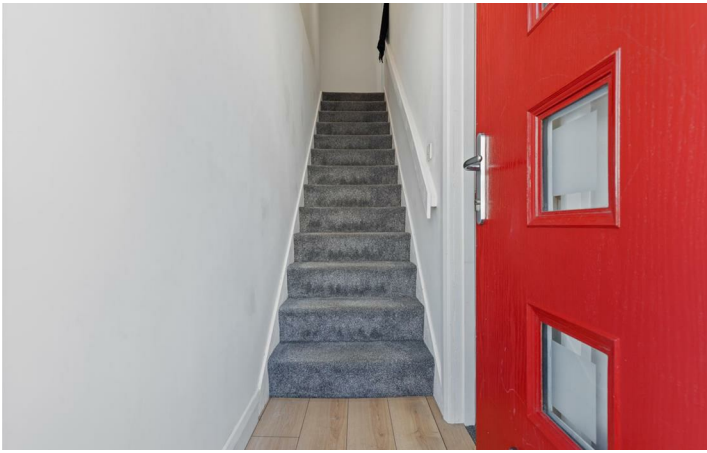
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NETWORK STRENGTH - LOCAL KNOWLEDGE



**31A LISAVON STREET, BELFAST,
BT4 1LG**

OFFERS AROUND £149,950



Located in the popular Sydenham area of East Belfast, this well-presented end terrace property offers bright, modern accommodation in a highly convenient setting.

The property opens into an entrance hall with laminate wood flooring, leading to a bright living area with recessed spotlighting. This flows into the kitchen/dining area, fitted with a range of high and low level units, stainless steel oven, ceramic hob, sink with mixer tap, and space for a washing machine. Finished with laminate flooring and recessed lighting, it provides a practical and easy-to-maintain space. A ground floor W/C with white suite and vanity unit adds further convenience.

Upstairs, there are two well-proportioned bedrooms, both with recessed spotlighting, with the main bedroom also benefiting from built-in storage. The shower room is fitted with a modern white suite, including an enclosed shower cubicle, wash hand basin, low flush W/C, tiled flooring, part tiled walls and a heated towel rail. The property further benefits from gas fired central heating and double glazing.

Externally, there is an enclosed rear yard, offering a private outdoor space.

A modern, low-maintenance home in a sought-after location, close to a range of local amenities, schools and transport links, making it ideal for first-time buyers, downsizers or investors.



Key Features

- End Terrace Property In Popular Sydenham Area Of East Belfast
- Bright Living Area With Recessed Spotlighting
- Modern Kitchen And Dining Area
- Two Well Proportioned Bedrooms With Built In Storage To Main Bedroom
- Contemporary Shower Room With Enclosed Shower Cubicle
- Ground Floor W/C With White Suite And Vanity Unit
- Gas Fired Central Heating And Double Glazing
- Enclosed Rear Yard And Close To Amenities, Schools And Transport Links



Accommodation

Comprising:

Entrance Hall

Front door, laminated strip wood flooring.

Living Area

15'9 x 9'4

Recessed spotlighting, open to:

Kitchen/Dining Area

12'7 x 11'9

(At widest point)

Single drainer stainless steel sink unit with mixer tap, range of high and low level units, stainless steel oven and ceramic hob, plumbed for washing machine, laminate strip wood flooring, recessed spotlighting.

Ground Floor W/C

White suite comprising: low flush W/C, vanity unit with mixer tap.

Bedroom 1

10'9 x 10'5

Built in storage cupboard and recessed spotlighting.

Bedroom 2

12'7 x 12'4

Recessed spotlighting.

Shower Room

White suite comprising: enclosed shower cubicle, low flush W/C, pedestal wash hand basin with mixer tap, part tiled walls, fully tiled flooring, towel rail.

Outside

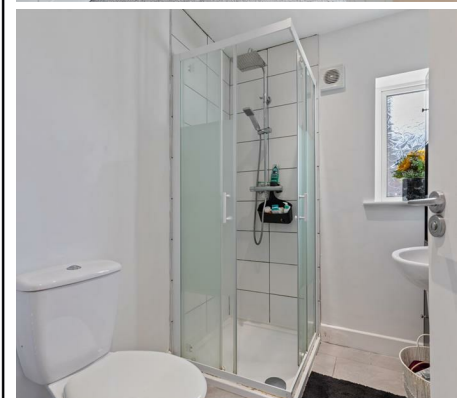
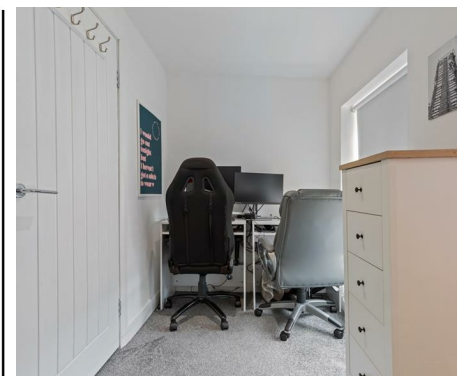
Enclosed rear yard.

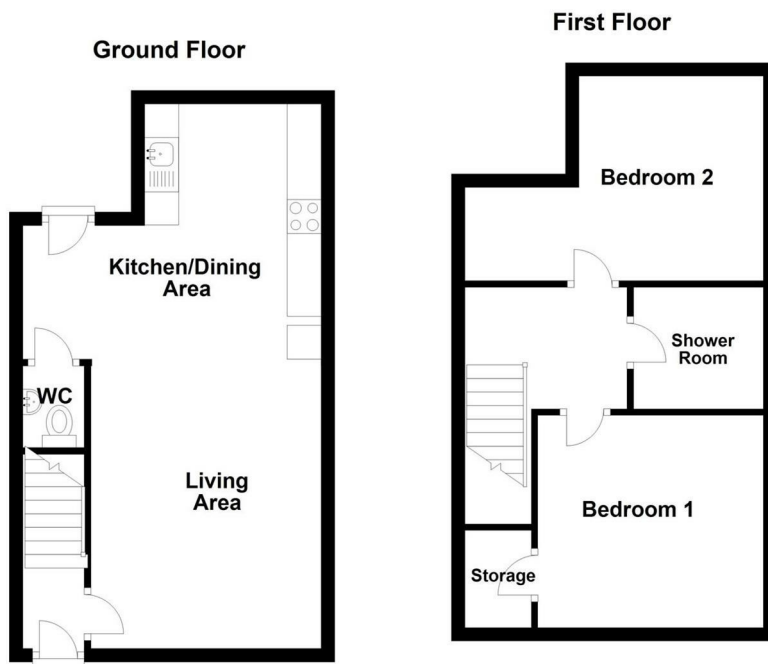
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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		81	81
(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.

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