

simonBRIEN
RESIDENTIAL

95 Ulsterville Gardens,
Belfast, BT9 7BB



Offers Over £124,950

Telephone 028 9066 8888
www.simonbrien.com

KEY FEATURES

- Recently Refurbished Attractive Period Mid-Terrace Property
- Two Bedrooms
- Open Plan Living & Dining Room
- Recently Fitted Modern Kitchen (Kitchen Appliances Included)
- First Floor Bathroom In White Suite
- New Carpets In All Bedrooms, Landing & Stairs
- Enclosed Rear Yard
- Oil Fired Central Heating
- Double Glazed Throughout
- Alarm System Installed

SUMMARY

We are delighted to present this attractive red brick mid-terrace property off the Lisburn Road. Tucked away on the quiet street of Ulsterville Gardens it enjoys convenience to the varied attractions of the Lisburn Road whilst benefitting from easy access to the City Centre.

This property has been recently refurbished to a very high standard, is well maintained and has excellent living space. On the ground level there is a large open plan living and dining area with modern fully fitted kitchen. On the first floor there is a spacious bathroom on the return and two good sized bedrooms.

The property also benefits from new double glazing throughout, oil fired central heating and also has a functional alarm system.

Appealing to a broad spectrum of potential buyers, we encourage early viewing so not to miss out.

Please contact our South Belfast team to arrange a viewing by private appointment on 028 9066 8888.



ACCOMMODATION

GROUND FLOOR

uPVC entrance door with glazed inset.

HALLWAY:

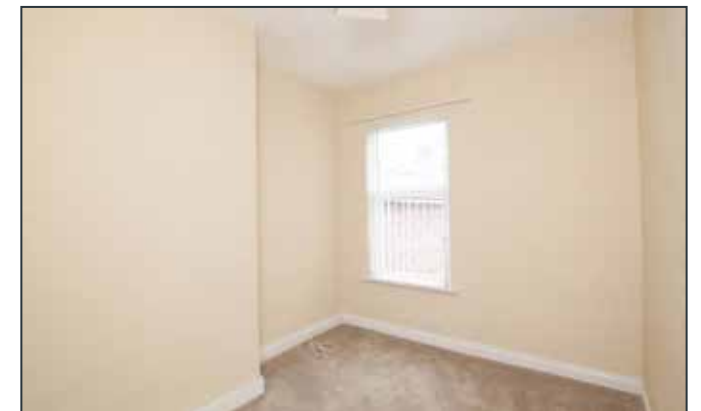
Laminate floor. Corniced ceiling. Corbels.

LIVING / DINING AREA:

24' 4" (into bay) x 9' 7" (7.42m x 2.92m)

Living area - 13' 11" x 9' 7" with laminate floor. Corniced ceiling. Open to:

Dining area - 10' 11" x 9' 3" with laminate floor. Understairs storage. Brick fire surround with tiled hearth.



KITCHEN:

15' 3" x 6' 0" (4.65m x 1.83m)

Range of high and low level units. Stainless steel single drainer sink unit with mixer tap. Electric oven with four ring electric hob and stainless steel extractor. Plumbed for washing machine (included in sale). Integrated dishwasher. New fridge freezer. Access to yard through PVC door with glazed inset.

FIRST FLOOR RETURN

BATHROOM:

White suite with low flush WC. Pedestal wash hand basin. Panelled bath with overhead shower attachment. Tiled effect laminated floor. Partially tiled walls. Enclosed hot water tank.



FIRST FLOOR

BEDROOM (1):

13' 9" x 10' 5" (4.19m x 3.18m) (at widest points)

BEDROOM (2):

10' 8" x 8' 0" (3.25m x 2.44m) (at widest points)

Built-in shelving.

LANDING:

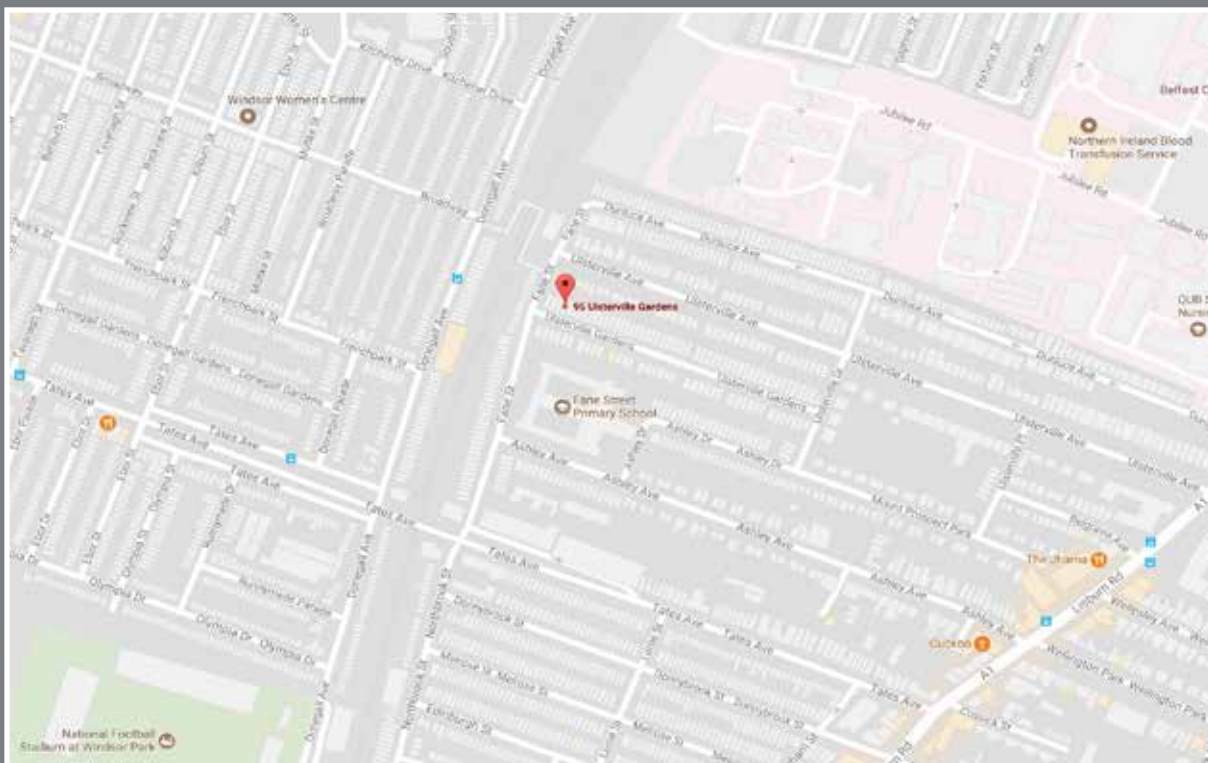
Access to roof space.

OUTSIDE

Rear yard with uPVC oil tank, and access to laneway.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



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REF: TB/H/17/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9597-0526-6400-1875-5926

South Belfast

525 Lisburn Road
Belfast BT9 7GQ
T 028 9066 8888
F 028 9068 3330
E southbelfast@simonbrien.com

North Down

60 High Street
Holywood BT18 9AE
T 028 9042 8989
F 028 9042 8844
E holywood@simonbrien.com

East Belfast

225-227 Upper Newtownards Road
Belfast BT4 3JF
T 028 9059 5555
F 028 9059 5556
E eastbelfast@simonbrien.com

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