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**Belfast**  
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## **109 Upper Newtownards Road, Belfast**

### **Starting Bid: £235,000.00**



For sale by Forsythe Residential via the [iamsold Bidding Platform](#)

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsoldni.com](http://iamsoldni.com). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

We present to market this spacious townhouse/mid-terrace in a desirable part of East Belfast.

This property is fresh and modern throughout, but pays homage to some of its original 1910's features. It's location is within walking distance of the bustling Ballyhackamore Village, with many amenities nearby including reputable schools, shops, restaurants and bars. There is great public transport available with convenient access to Belfast city centre.

Internally, the ground floor of the property comprises porch through to hallway, living room, dining room, and separate modern kitchen. Upstairs there are two further floors, each comprising of a modern bathroom and two well allocated bedrooms. Externally, there is off-street parking available at the front door of the property. And to the rear, there is a generous outdoor yard with two storage cupboards/units and gated access to rear alleyway. Further benefits include Gas fired central heating, guttering recently blasted +

cleaned, and original fireplaces in three rooms.

Properties like this are highly sought-after in the area, therefore we recommend booking a viewing at your earliest convenience.

#### Features

Chain-free property!

Well preserved townhouse/mid-terrace with fresh & modern feel

Four well appointed bedrooms (two on each upper floor)

Modern bathrooms (one on each upper floor)

Beautiful original fireplaces kept in multiple rooms

Two reception rooms plus separate kitchen

Rear yard with storage units + access to alleyway

Off-street parking available at front door

Gas fired central heating + uPVC windows with double glazing

Fantastic location in an ever-popular area of Belfast

Energy Rating D66/D66

Porch - 3`8` x 4`2`

Hallway - 12`6` x 4`2`

Living Room - 14`10` x 11`10` - bay window, feature fireplace.

Dining Room - 12`4` x 12`1`

Kitchen - 13`1` x 6`10` - modern with variety of high and low-level white gloss units, black quartz worktops, integrated appliances (including microwave, oven/grill, electric hob, overhead extractor fan, fridge/freezer + dishwasher), spotlighting, stainless steel sink with mixer tap, tiled flooring.

External Storage - 6`10` x 3`5` x 2

Bedroom 1 - 16`5` x 14`6` - feature fireplace.

Bedroom 3 - 12`1` x 10`2` - feature fireplace.

Bathroom - 6`10` x 9`5` - modern white three piece suite with walk-in shower, tiled throughout.

Landing - 6`11` x 15`11`

Bedroom 2 - 16`5` x 11`8`

Bedroom 4 - 12`1` x 10`2`

Landing - 15`9` x 6`11`

Bathroom - 6`10` x 10` - modern white three piece suite with shower over bath, tiled

throughout.

To access the legal pack, please copy and paste the link below:

<http://www.iamsoldni.com/properties/928266a5c211499495f7071d7459f23e/auction-pack>

TO VIEW OR MAKE A BID Contact Forsythe Residential or iamsold, [www.iamsoldno.com](http://www.iamsoldno.com)

## Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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feature fireplace.

Bedroom 3  
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Bathroom  
6`10` x 9`5`  
modern white three piece suite with walk-in shower, tiled throughout.

Landing  
6`11` x 15`11`

Bedroom 2  
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Bedroom 4  
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Landing  
15`9` x 6`11`

Bathroom  
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