

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 ABBEY GARDENS, BELFAST, BT5 7HL**

**OFFERS AROUND £259,950**

A fantastic semi-detached property which has undergone a substantial renovation over the last four years to include a full re-wire, re-plastered walls throughout, new luxury kitchen and bathroom, new gas boiler and new PVC double glazed windows.

The accommodation comprises entrance hall with ceramic tiled flooring and recessed spotlighting, cloakroom with sensor lighting, and luxury ground floor toilet suite with attractive tiling. Lounge with attractive wood laminate flooring and recessed spotlighting. Luxury kitchen with extensive range of units, built-in split level double oven, induction hob with extractor hood, built-in microwave, integrated fridge freezer, integrated dishwasher, partly tiled walls, and ceramic tiled flooring, open to dining room with attractive stove and granite hearth, and patio doors to rear garden.

The first floor offers a spacious landing with built-in robes with mirrored doors, three well proportioned bedrooms, to include master bedroom with luxury ensuite shower room, comprising of modern white suite with built-in shower cubicle, fully tiled walls and ceramic tiled flooring. Furthermore, a family bathroom comprising of modern white suite including walk-in shower cubicle with built-in rainfall shower, inset bath with tiled surround, and vanity unit with illuminated mirror.

The outside offers good sized gardens in lawn, and excellent tarmac driveway leading to detached garage. Located in the popular Stormont area, close to a vast range of amenities including Stormont Park, and the Express Glider bus service into Belfast city centre. This residential area is perfect for families looking for lots of space, finished to an excellent standard throughout.



## Key Features

- A Fantastic Semi Detached Property With Substantial Renovation
- Luxury Kitchen With Extensive Range Of Units And Integrated Appliances
- Bathroom Comprising Of Modern White Suite Including Walk-In Shower Cubicle
- Gas Fired Central Heating, PVC Double Glazing And A Full Re-Wire Throughout
- Lounge With Attractive Wood Laminate Flooring And Recessed Spotlighting.
- Three Well Proportioned Bedrooms, Master With Ensuite Shower Room
- Good Sized Gardens, And Excellent Tarmac Driveway Leading To Detached Garage
- Located In The Popular Stormont Area, Close To A Vast Range Of Amenities



### Accommodation Comprises

#### Entrance Hall

Ceramic tiled floor, recessed spotlighting, cupboard under stairs with gas fired boiler.

#### Cloakroom

Ceramic tiled floor, cloak space, sensor lighting.

#### Ground Floor WC

Modern white suite comprising wash hand basin with mixer taps, tiled splashback, low flush WC, wall mounted feature radiator, ceramic tiled floor, extractor fan, recessed spotlighting.

#### Lounge

11'9" x 10'8"

Wood laminate flooring, recessed spotlighting.

#### Kitchen

9'4" x 8'8"

Modern range of high and low level units, granite effect work surfaces, inset 1.5 bowl single drainer stainless steel sink unit with mixer taps, built-in split level double oven, built-in microwave, integrated fridge freezer, induction hob, stainless steel extractor hood, integrated dishwasher, pull out bins, pull out spice drawer, partly tiled walls, recessed spotlighting, ceramic tiled floor, open to:

#### Dining Room

12'9" x 10'8"

Hole-in-wall fireplace with multi-fuel stove and granite hearth, ceramic tiled floor, patio doors to rear.

#### First Floor

#### Landing

Linen cupboard with mirrored double doors.

#### Bedroom 1

12'9" x 10'8"

#### Ensuite Shower Room

Modern white suite comprising built-in shower cubicle, folding shower door, wash hand basin with mixer taps, low flush WC, fully tiled walls, ceramic tiled floor, PVC panelled ceiling with recessed spotlighting.

#### Bedroom 2

11'9" x 10'7"

#### Bedroom 3

9'0" x 7'8"

#### Bathroom

Modern white suite comprising bath with mixer taps, walk-in shower cubicle with built-in rainfall shower and handheld shower, vanity unit with mixer taps, low flush WC, wall mounted feature radiator, illuminated mirror, PVC panelled ceiling with recessed spotlighting.

#### Outside

Front garden with lawn, boundary hedge and tarmac driveway leading to garage. Enclosed rear garden with paving area and generous lawn with boundary hedge.

#### Detached Garage

Light and power, plumbing for washing machine, electric roller shutter door.





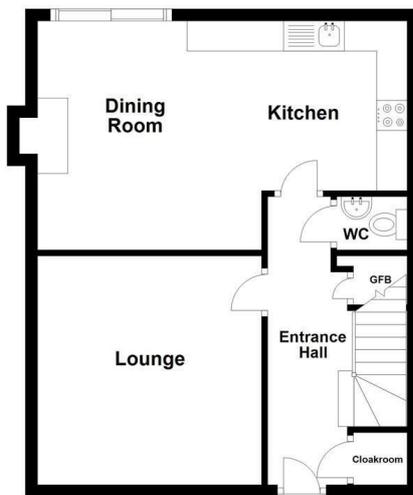






### First Floor

### Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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