

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 1, 322 UPPER NEWTOWNARDS
ROAD**

OFFERS OVER £189,950



A beautifully presented duplex apartment offering three bedrooms in the heart of Ballyhackamore close to the vast array of restaurants, shops and bus routes. Boasting luxury fittings throughout, this apartment was part of a major redevelopment offering brand new shop fronts with luxury duplex apartments above only three years ago.

The communal entrance is shared with only one other apartment and takes you to the first floor entrance where the lounge dining room opens to a luxury kitchen with attractive tiling and integrated appliances. Furthermore, the first floor includes one of three bedrooms, an exceptionally generous double bedroom and excellent white bathroom suite with shower over bath and attractive tiling. The second floor offers a further two bedrooms, one of which is a superb master bedroom with luxury master ensuite.

Other benefits include gas fired central heating, upvc double glazed windows, recessed spotlighting, intercom system and superb views across East Belfast and beyond. View now to avoid disappointment!

Key Features

- Superb Three Bedroom Duplex Apartment in the Heart of Ballyhackamore
- Generous Lounge Dining Room Open to Luxury Kitchen
- Fully Fitted Kitchen with Integrated Appliances and Attractive Tiling
- Three Spacious Bedrooms including Master Ensuite
- Luxury White Bathroom Suite with Shower Over Bath
- Gas Fired Central Heating and uPVC Double Glazed Windows
- Redeveloped to Apartments Only Three Years Ago
- Convenient to a Vast Range of Amenities in the Ever Popular Ballyhackamore Village
- Approximately 1345 sq ft



Accommodation Comprises:

Communal Entrance Hall

Staircase to 1st floor.

Entrance Hall

Recessed spotlights, built in cupboard.

Lounge/Dining

20'4 x 15'8 (6.20m x 4.78m)
Open to:

Kitchen

Range of high and low level units with black work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob, stainless steel extractor hood, integrated fridge freezer, integrated washer dryer, partly tiled wall, ceramic tiled floor.

Bedroom 2

15'5 x 8'6 (4.70m x 2.59m)
Skylight.

Bathroom

Modern white suite comprising of

panelled bath with tiled splashback and curved shower screen, pedestal wash hand basin with mixer tap, low flush wc, ceramic tiled floor, recessed spotlights, extractor fan.

First Floor

Landing

Generous built in cupboard with gas fired boiler.

Bedroom 1

20'6 x 11'9 (6.25m x 3.58m)
Recessed spotlights.

Ensuite Shower Room

Modern white suite comprising of shower cubicle with built in shower, tiled splash back, and folding shower door, pedestal wash hand basin with mixer tap, low flush wc, ceramic tiled floor, recessed spotlights, extractor fan.

Bedroom 3

9'8 x 6'7 (2.95m x 2.01m)
Skylight.





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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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 **02890471515**.

Your home may be repossessed if you do not keep up repayments on your mortgage.

We **DO NOT** charge for an initial mortgage consultation. We may charge a fee on completion of your mortgage depending on the circumstances. Our typical fee is £250, however confirm with your 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.

ULSTERPROPERTYSALES.CO.UK

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