

ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



2A ABBEY PARK, BELFAST, BT5 7HQ

OFFERS AROUND £449,950



This charming well-proportioned, detached home is located in a cul-de-sac prime residential location which is renowned for its convenience to many leading primary and grammar schools whilst boasting ease of access to Belfast City Centre for the commuter. Also, within ease of access to Belmont and Ballyhackamore and its range of shops, pubs, restaurants, Stormont Parliament Buildings, and the Ulster Hospital.

The property internally offers bright and spacious family accommodation and comprises an impressive reception hall leading to three good sized reception rooms, fitted luxury kitchen with a range of built-in appliances and feature centre island, plus a utility room leading to the garden, four bedrooms, master bedroom with ensuite and dressing room, plus access an excellent partially floored roofspace.

Outside the property a large driveway/parking area for 2-3 cars leading to an attached garage and further boasts private enclosed stunning gardens in lawn, mature flower beds, plus two patio areas.

Maintained to a high standard by its current owner this excellent family home will appeal to a wide range of purchasers looking to live in East Belfast and only upon an internal viewing can this fine home be appreciated.



## Key Features

- Excellent Detached Home In A Cul-De-Sac In This Prime Residential Location
- Impressive Reception Hall Leading To Three Spacious Reception Rooms
- Luxury Kitchen With Breakfast Area & Separate Utility Room
- Four Good Sized Bedrooms To First Floor, Master With Ensuite
- Gas Fired Central Heating & Double Glazed Windows
- Integral Garage With Electric Door
- Spacious Driveway And Garden To Front, Garden To Rear With Patio Area
- Convenient Location Close To Many Local Amenities, Belmont And Ballyhackamore Villages



### Accommodation

#### Comprises:

##### Reception Hall

Solid 'Oak' wooden flooring, storage under stairs, recessed spotlights, solid oak staircase. Double doors to:

##### Dining Room

11'9" x 11'3"  
Tiled floor.

##### Living/Snug

12'8" x 11'3"  
Double doors to rear garden.

##### Lounge

16'8" x 13'0"  
Feature vaulted ceiling, attractive Sandstone fireplace with gas fire inset, under floor heating, double doors to garden

##### Kitchen

16'0" x 14'4"  
Excellent range of high and low level units, single drainer stainless steel sink unit, integrated fridge/freezer, integrated dishwasher, space for range cooker, centre island and breakfast bar, partly tiled walls, fully tiled floor, recessed spotlights.

##### Utility Room

11'8" x 4'8"  
Range of units with single drainer stainless steel sink unit, gas boiler, plumbed for washing machine, access to :

### Garage

19'2" x 11'8"  
Electric up and over door, painted floor, light and power.

### First Floor

#### Landing

#### Master Bedroom

14'5" x 10'9"  
Recessed spotlights

#### Ensuite/Dressing Room

Comprising of corner shower, glass wash hand basin, towel rail, low flush wc, shelving and storage in dressing area, recessed spotlights. Access to roofspace.

#### Bedroom 2

11'5" x 10'9"

#### Bedroom 3

11'2" x 10'3"

#### Bedroom 4

9'5" x 8'9"

#### Bathroom

Luxury white suite comprising of panelled bath, shower cubicle, pedestal wash hand basin, low flush wc, partly tiled walls, fully tiled floor, towel rail, recessed spotlights.

#### Roofspace

Slingsby type ladder, partially floored, light, accessed in ensuite dressing room.

### Outside

Paved driveway to garage and parking for 2-3 cars. Attractive gardens laid in lawn to front, side and rear, with mature trees and shrubs, patio areas to side and rear.

Please note there is a historical right of way to the side of the garage for access to the stream behind the property. The current owner has never had anyone use it.









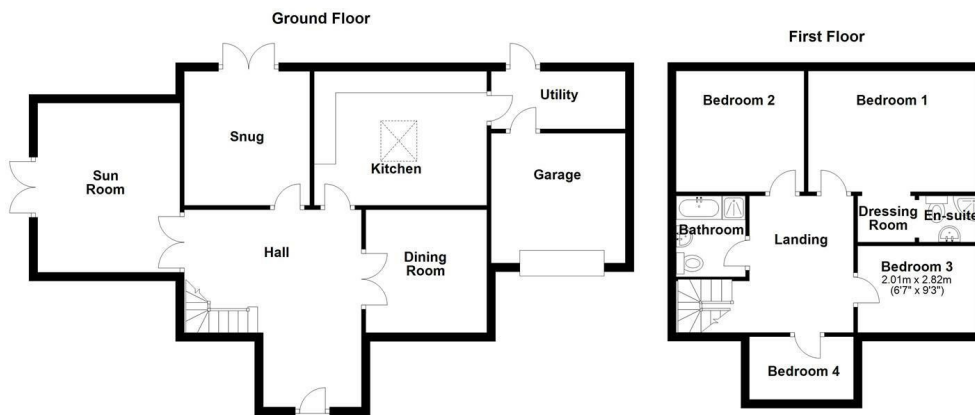












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 PlanItUp

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>	<b>71</b>	<b>71</b>
(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		
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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ANDERSONSTOWN  
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028 9047 1515

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