

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road

Belfast, Co. Antrim BT4 3EX

**028 9047 1515**

Email: [ballyhackamore@ulsterpropertysales.co.uk](mailto:ballyhackamore@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**58 WARREN GROVE  
BELFAST, BT5 7PX**

**OFFERS AROUND £119,950**



An excellent opportunity to purchase an attractive end terrace property located in the Braniel area just off the Knock carriageway. This property has been well maintained by its current owner and comprises bright entrance hall, spacious lounge, dining/living room with doors to rear and a modern kitchen.

The first floor offers three double bedrooms and a shower room suite. Other benefits include double glazing and oil fired central heating.

Externally, the property benefits from an enclosed rear paved garden and the property also includes a side garden area in lawn. Located in a popular area and finished to such a high standard, we recommend viewing at your earliest convenience.





## Key Features

- A Well Maintained End Terrace Property In The Heart Of Braniel Estate
- Three Well Proportioned Bedrooms
- Two Reception Rooms, One With Doors To Rear
- Fitted Kitchen With Fully Tiled Walls And Flooring
- Shower Room With Corner Shower Cubicle
- PVC Double Glazed Windows And Oil Fired Central Heating
- Small Front Garden & Spacious Paved Yard To Rear
- Convenient To Local Amenities And Easy Access To Arterial Routes



## Accommodation Comprises

### Entrance Hall

Tiled floor.

### Living Room

13'4 x 12'0 (4.06m x 3.66m)

Laminated strip wood floor.

### Dining Room

11'6 x 10'0 (3.51m x 3.05m)

Solid wood flooring. Sliding door to rear.

### Kitchen

11'0 x 7'2 (3.35m x 2.18m)

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and 4 ring hob, plumbed for washing machine. Part tiled walls, fully tiled flooring.

## First Floor

### Bedroom 1

13'6 x 12'2 (4.11m x 3.71m)

### Bedroom 2

12'3 x 8'6 (3.73m x 2.59m)

### Bedroom 3

10'0 x 9'2 (3.05m x 2.79m)

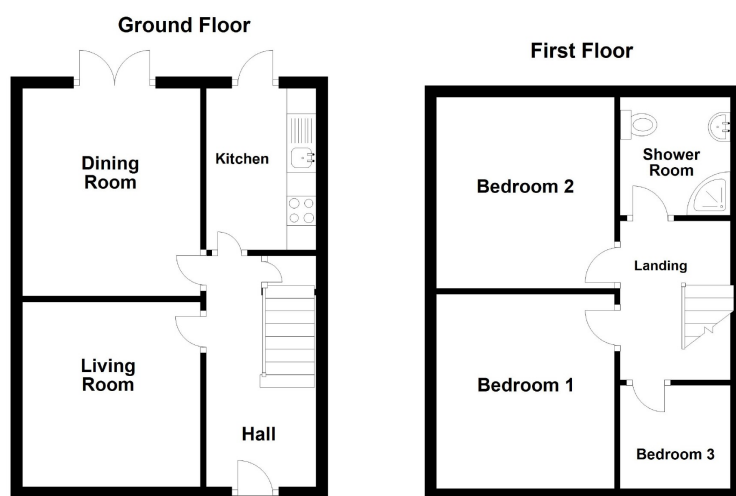
### Shower Room

White suite comprising shower cubicle, pedestal wash hand basin and low flush WC. Part tiled walls.

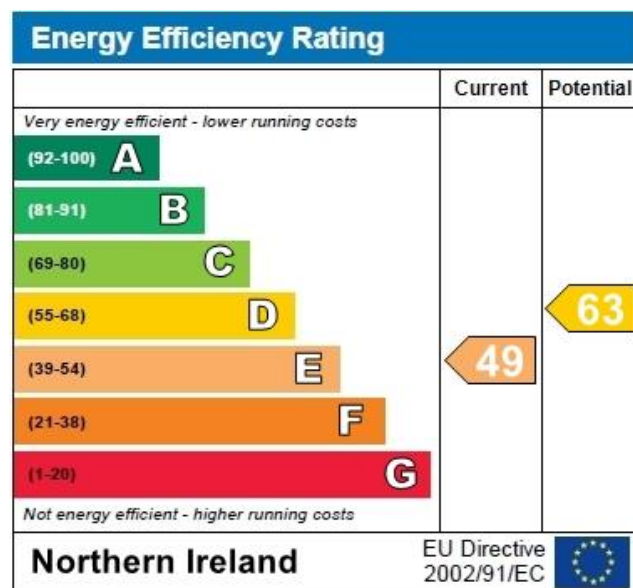
### Outside

Paved area to front with hedging. Paved yard to rear. Garden to side in lawn.





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.



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

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYMENA**  
028 2565 7700

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAUSEWAY COAST**  
0800 644 4432

**CAVEHILL**  
028 9072 9270

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9047 1515

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI061937;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark

