

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 LARKFIELD GARDENS  
BELFAST, BT4 1QR**

**OFFERS AROUND £129,950**





Well presented throughout, this excellent red brick mid terrace terrace boasts ease of access to Belmont Village, George Best Belfast City Airport and Holywood Exchange. Belfast City Centre is also easily accessible via both road and rail.

Internally the home boasts a bright and spacious living environment and comprises; living room, fitted kitchen with breakfast area, three bedrooms and bathroom. Also benefitting from gas central heating, pvc double glazing and good sized paved garden to the rear garden.

An internal inspection is essential to appreciate all this home has to offer and is ideal for investors, first time buyers and couples alike.



## Key Features

- An Extended Red Brick Terrace With Paved Rear Garden
- Three Bedrooms on the First Floor
- Comfortable Living Room with Laminate Flooring
- Fitted Kitchen with Breakfast Area
- White Bathroom with Shower Over Bath
- Gas Fired Central heating and uPVC Double Glazed Windows
- Convenient Location to Vast Range of Amenities including Rail and Bus Links



## Accommodation Comprises

### Entrance Hall

PVC front door.

### Living Room

13'7 x 13'7 (4.14m x 4.14m)

Laminated strip wood flooring.

### Kitchen/Dining Room

16'9 x 9'7 (5.11m x 2.92m)

Range of high and low level units, stainless steel oven and gas 4 ring hob, plumbed for washing machine. Fully tiled walls, laminated strip wood flooring. PVC back door. Storage under stairs.

## First Floor

### Bedroom 1

12'6 x 9'8 (3.81m x 2.95m)

Laminated strip wood flooring.

### Bedroom 2

9'8 x 9'7 (2.95m x 2.92m)

Laminated strip wood flooring.

### Bedroom 3

9'5 x 6'8 (2.87m x 2.03m)

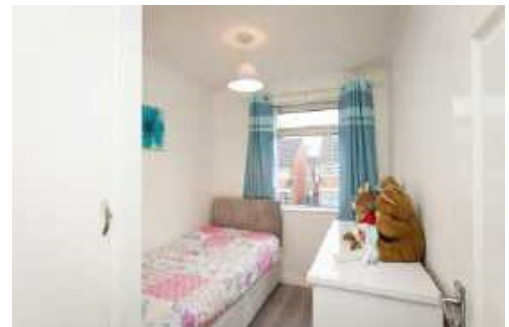
Laminated strip wood flooring. Built-in cupboard.

### Bathroom

White suite comprising panelled bath with electric shower, pedestal wash hand basin and low flush WC. Part tiled walls, Fully tiled flooring. Towel rail.

### Outside

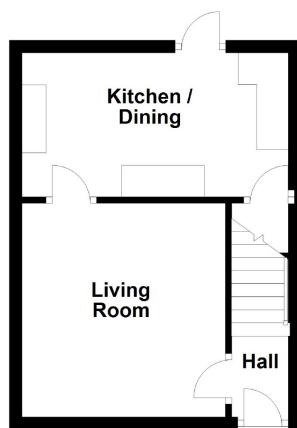
Yard to rear. Garden to front in lawn.



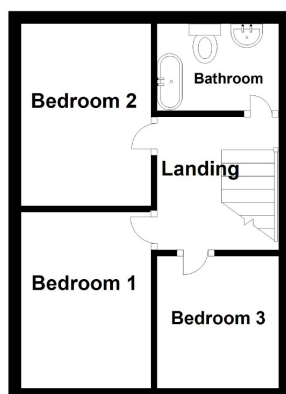




**Ground Floor**



**First 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		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>75</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		
<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 **02890471515**.

Your home maybe 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.

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