

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road  
Belfast, Co. Antrim BT4 3EX

**028 9047 1515**

Email: [ballyhackamore@ulsterproperty-sales.co.uk](mailto:ballyhackamore@ulsterproperty-sales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**46 CONNSBROOK AVENUE  
BELFAST, BT4 1JW**

**OFFERS AROUND £119,950**



Situated just off the Hollywood Road, this excellent semi detached property is ideally located close to Ballyhackamore, Belmont and road networks into Belfast City Centre.

Comprising a bright and spacious lounge/dining area leading to utility area and a good size fitted kitchen to the ground floor. The property further offers three bedrooms and modern shower room to the first floor and access via a wooden pull down ladder to a fully floored and sheeted roof space with power, heat, light and a velux window for an ideal working from home environment.



Outside the property offers excellent, easily managed outdoor space with paved patio area to the rear, and paving to the the front and side. Gas fired central heating and mostly PVC double glazed windows make this a home worthy of an internal viewing. View now to avoid disappointment.





## Key Features

- Attractive Semi Detached Property Located Just Off The Popular Holywood Road
- Spacious Lounge/Dining Area
- Kitchen With A Range Of Attractive Fitted Units
- Gas Fired Central Heating And Mostly Double Glazed Windows
- Three Bedrooms Plus Access To Fully Floored Roofspace
- Modern White Shower Room On First Floor
- Convenient Location Close To A Range Of Local Amenities



## Accommodation Comprises:

### Entrance Hall

PVC front door, storage under stairs, laminate wooden floor.

### Living/ Dining Room

19'7 x 9'5 (5.97m x 2.87m)  
Laminate wooden floor.

### Utility Area

6'8 x 4'9 (2.03m x 1.45m)  
Low flush wc, gas fired boiler, breakfast bar.

### Kitchen

10'4 x 6'8 (3.15m x 2.03m)  
Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, cooker space, partly tiled walls, fully tiled floor.

## First Floor

### Landing

#### Bedroom 1

9'3 x 9'0 (2.82m x 2.74m)

#### Bedroom 2

9'9 x 9'0 (2.97m x 2.74m)

#### Bedroom 3

6'2 x 5'5 (1.88m x 1.65m)

### Shower Room

Corner shower cubicle, low flush wc, pedestal wash hand basin, partly tiled walls, fully tiled floor.

### Roofspace

14'8 x 6'3 (4.47m x 1.91m)  
Floored and sheeted with light, heat and power, velux window.

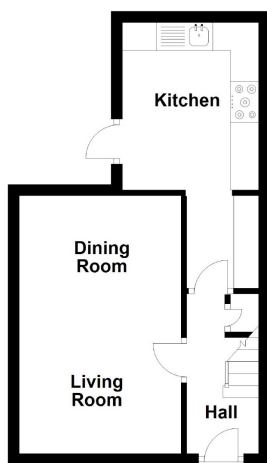
### Outside

Easily maintained garden to front, side and rear laid in paving.

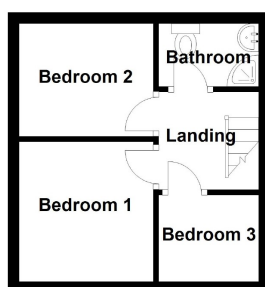




Ground Floor




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>		
(55-68) <b>D</b>	<b>65</b>	<b>70</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 reprocessed 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

