

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



1 BATHGATE DRIVE, BELFAST, BT4 2BA

OFFERS OVER £199,950

A beautifully presented extended end terrace, offering fantastic family space in the heart of Belmont Village and it's many appealing restaurants, shops, and schools nearby.

The accommodation comprises of extensive solid wood flooring with tasteful decor and many attractive period features. The ground floor includes good size lounge with attractive granite fireplace, and living room with attractive cast iron and slate fireplace, open to extended modern kitchen with range of built-in units, feature stainless steel shelving and generous dining area.

The first and second floor include four good size bedrooms and luxury shower room including walk-in shower cubicle with rainfall shower. Further benefits include oil fired central heating, uPVC double glazed windows and attractive feature tiling.

Located in the popular Belmont Village and with Ballyhackamore Village within walking distance, this property offers convenient living in a superb location close to many of Belfast's leading schools and easy access to Belfast City Centre with the Glider Bus Service on your doorstep.



Key Features

- Excellent End Terrace Offering Spacious Accommodation In The Heart of Belmont
- Living Room Open To Extended Modern Kitchen With Integrated Appliances
- Luxury Shower Room With Walk-In Shower Cubicle And Part Tiled Walls
- Good Size Enclosed Private Yard To Rear, Finished With Artificial Grass
- Good Size Lounge With Attractive Cast Iron Fireplace & Solid Wood Flooring
- Four Good Size Bedrooms Across Two Floors, Three With Solid Wood Flooring
- Oil Fired Central Heating System & uPVC Double Glazed Windows Throughout
- Popular Location Within Walking Distance of Belmont & Ballyhackamore Village



Accommodation Comprises

Entrance Hall

Solid wood panel flooring.

Lounge

13'4 x 10'6 (into bay)

Attractive cast iron fireplace with granite hearth. Solid wood panel flooring.

Living Room

11'0 x 10'6

Attractive cast iron and slate fireplace with wooden surround and polished granite hearth. Open plan to:

Kitchen

13'3 x 11'0

Attractive range of low level units with stainless steel feature shelving, granite effect work surfaces, inset 1 1/4 bowl single drainer ceramic sink unit with mixer tap, built-in double under oven, gas hob, stainless steel extractor hood, integrated washing machine, space for fridge freezer, part tiled walls, large velux window cupboard under stairs. Recessed spotlighting.

First Floor

Landing

Bedroom 1

14'3 x 10'8

Solid wood panel flooring.

Bedroom 2

11'0 x 7'9

Shower Room

Modern white suite comprising walk-in shower cubicle with built-in rainfall shower and handheld shower head, shower screen, pedestal wash hand basin with mixer tap, low flush WC, part PVC wall cladding, part tiled walls. Hot press.

Second Floor

Landing

Bedroom 3

14'5 x 8'7 (average)

Velux window. Solid wood panel flooring.

Bedroom 4

8'6 x 7'9 (average)

Ornate cast iron fireplace. Velux window. Solid wood panel flooring.

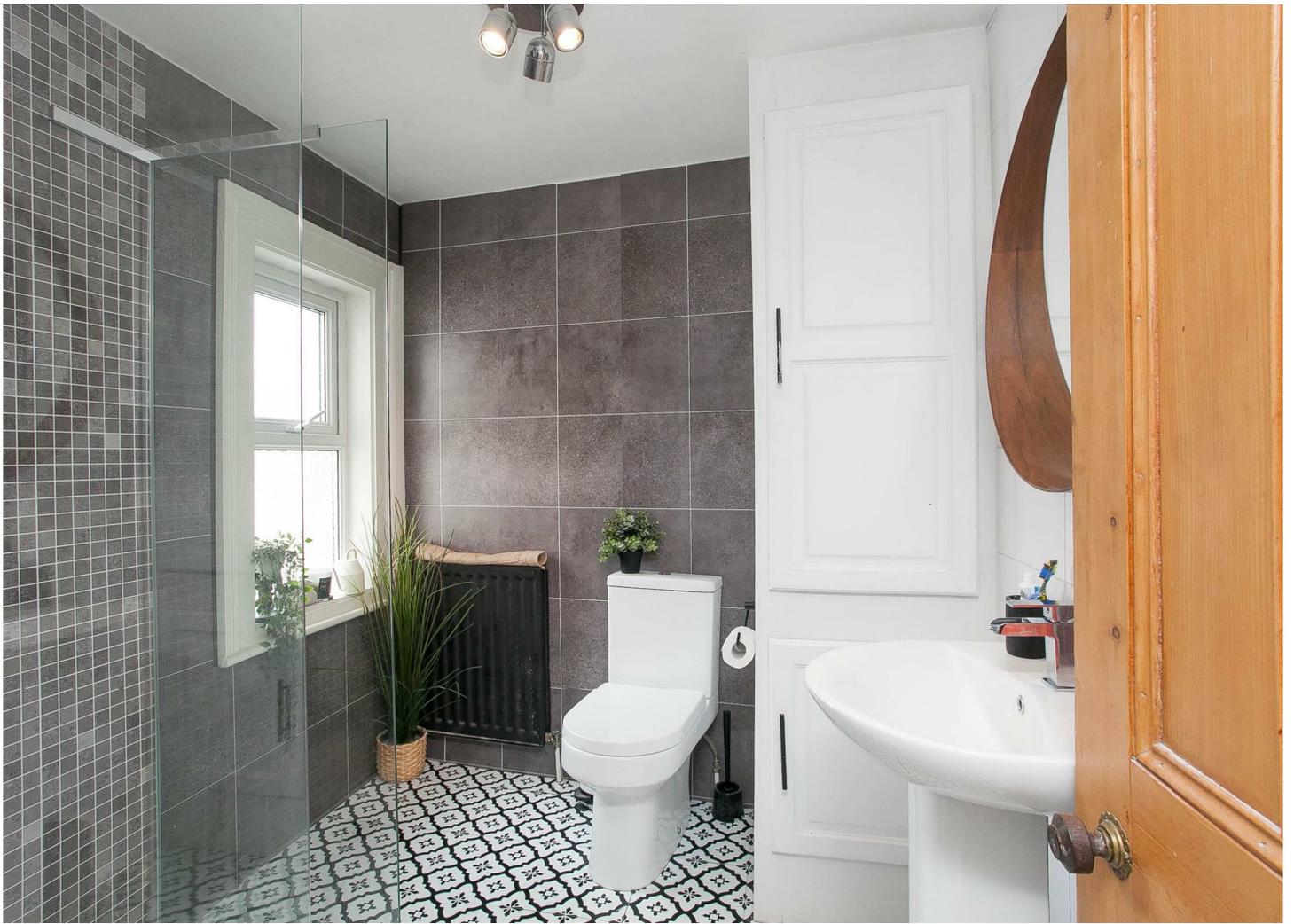
Outside

Enclosed rear yard with artificial grass. Outside tap. Boiler house with oil fired boiler.



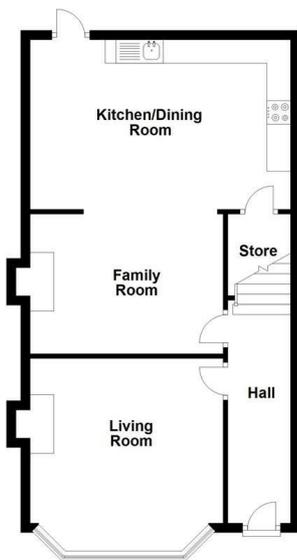




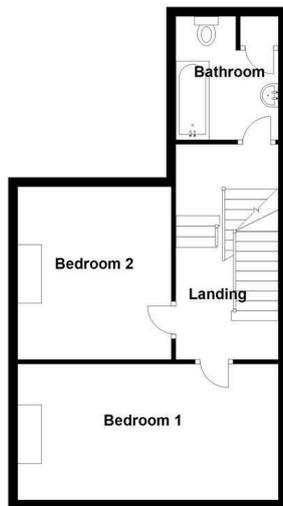




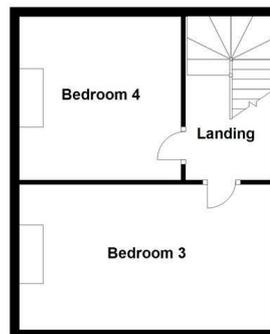
Ground Floor



First Floor



Second 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.

1 Bathgate Drive, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	29	36
(1-20) G		
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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