

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**70 LARKFIELD ROAD, BELFAST,  
BT4 1QF**

**OFFERS OVER £139,950**



An excellent three bedroom mid terrace property, benefitting from a full width extension to rear, overlooking a good size South West facing rear garden with lawn and patio, in the heart of Sydenham, close to many local amenities.

The accommodation comprises an entrance hall with cloak space under stairs, lounge open to generous dining room, with hole-in-wall mock fireplace. Full width single storey extension to rear comprising of fitted kitchen with built-in oven and ceramic hob, breakfast bar and wood laminate flooring. The first floor offers three bedrooms, modern white bathroom suite comprising of electric shower over bath, PVC panelled walls and ceiling. Other benefits include oil fired central heating, to include a relatively new oil fired boiler, and uPVC double glazed windows.

The outside area includes small garden to front and enclosed South West facing rear garden with patio and good size lawn.

Located within easy access of many local amenities, including Sydenham Railway Station, Victoria Park, Belfast City Airport and the many shops and cafes on the Belmont Road, this property offers great accommodation in a convenient location. We recommend early viewing to avoid disappointment!

Please note virtual furniture has been used to showcase the potential of the space on offer.



## Key Features

- Excellent Mid Terrace Property In The Heart Of Sydenham
- Spacious Lounge With Mock Fireplace, Open To Dining Area
- Kitchen With Built-In Oven And Breakfast Bar,
- Three Bedrooms And White Bathroom Suite To First Floor
- Oil Fired Central Heating & PVC Double Glazed Windows
- Enclosed South West Facing Garden In Lawn With Patio Area
- Convenient Location Close To A Range Of Local Amenities
- Perfect First Time Buyer Or Family Home



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring.

#### Lounge

9'7 x 9'7

Open to:

#### Dining Room

14'9 x 9'7

Mock hole in wall fireplace.

#### Kitchen

14'4 x 8'9

Range of high and low level units, granite effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, integrated extractor hood, space for fridge/freezer, plumbed for washing machine, breakfast bar, wood laminate flooring.

#### First Floor

#### Landing

#### Bedroom 1

9'7 x 8'9

#### Bedroom 2

9'8 x 7'7

Hot press.

#### Bedroom 3

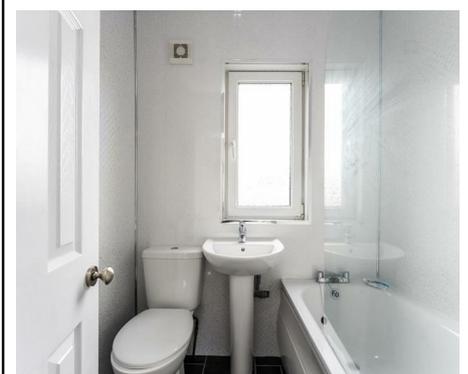
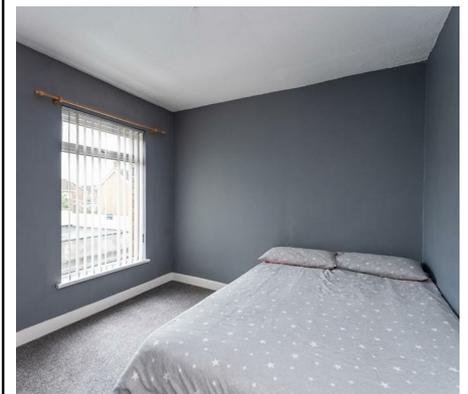
6'4 x 5'6

#### Bathroom

Modern white suite comprising panelled bath with mixer tap, electric shower and shower screen, pedestal wash hand basin, low flush WC. PVC panelled walls and ceiling. Recessed spotlighting. Extractor fan.

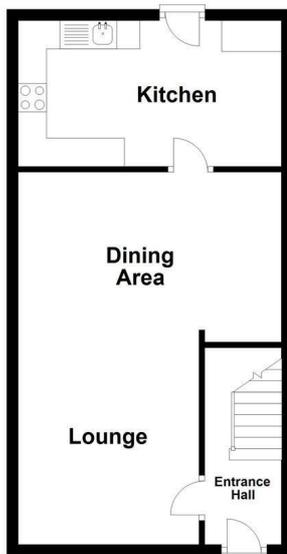
#### Outside

Small front garden. Enclosed rear South West facing garden with patio and good size lawn. Boiler house with oil fired boiler. Outside tap.

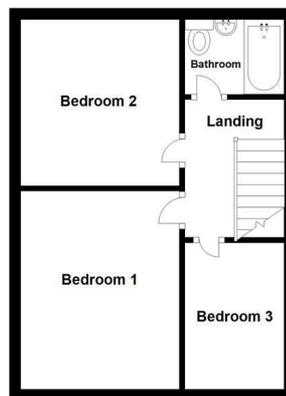




Ground Floor



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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	66
(39-54) E			
(21-38) F			
(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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