

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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BT4 3EX

**028 9047 1515**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £89,950**





A spacious first and second floor duplex apartment in this popular location and within walking distance to the vast range of amenities on offer in the Belmont and Ballyhackamore areas.

The accommodation comprises of tiled entrance hall with staircase to landing, good size lounge with wood laminate floor, fitted kitchen with partly tiled walls, two well proportioned bedrooms with wood laminate flooring. Bathroom comprising of shower, partly tiled walls. Other benefits include gas fired central heating, PVC double glazed windows.

Priced to allow for modernisation, this property is an excellent opportunity for an investor looking for a property in this area.





## Key Features

- Spacious First and Second Floor Duplex Apartment
- Generous sized Living Space With Laminate Floor
- Two Well Proportioned Bedrooms
- Fitted Kitchen With Range of Units
- Bathroom With Bath and Separate Shower Cubicle
- Gas Fired Central Heating and PVC Double Glazing
- Walking Distance To Range of Amenities on Offer in the Belmont and Ballyhackamore areas



## Accommodation Comprises

### Entrance Hall

PVC front door.

### First Floor

#### Living Room

20' x 12'4

Laminate wood floor.

#### Kitchen

13'3 x 7'6

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and 4 ring hob, plumbed for washing machine, PVC tongue and groove ceiling.

#### Bathroom

White suite comprising, panelled bath, corner shower cubicle, semi pedestal wash hand basin with mixer taps, low flush WC, part tiled walls, ceramic tiled floor.

### Second Floor

#### Bedroom 1

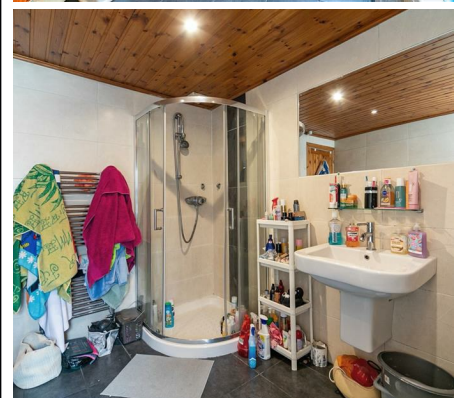
19'5 x 10'2

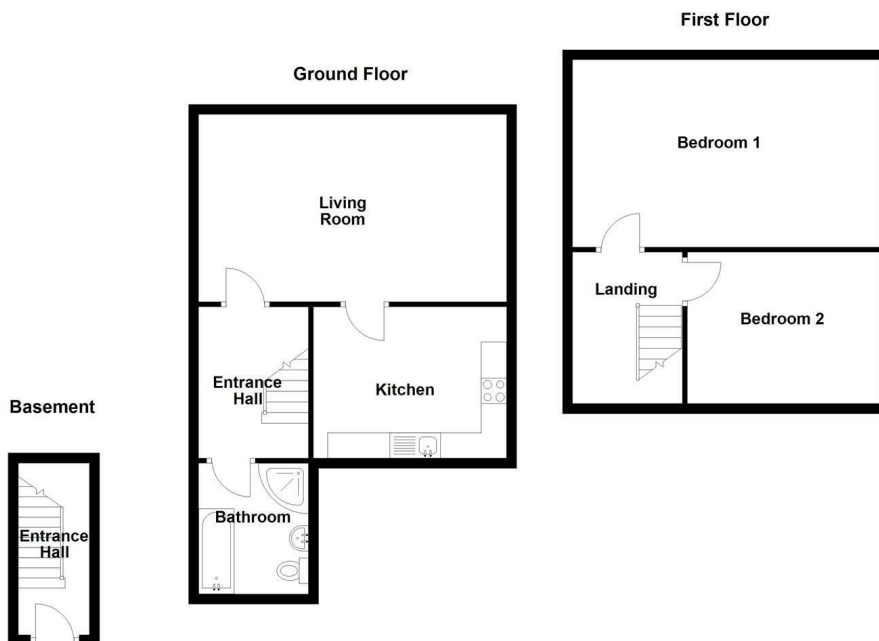
Laminate wood floor.

#### Bedroom 2

14' x 9'9

Laminate wood floor, Velux window.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</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		
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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