

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 BELMONT PARK, BELFAST, BT4 3DU**

**OFFERS OVER £375,000**



A deceptively spacious red brick period home in the heart of Ballyhackamore, offering extensive accommodation in need of modernisation, with a large South facing garden.

Retaining many of it's original features and offering great living space throughout the ground floor, the accommodation includes an entrance hall with solid Oak wood flooring, and modern ground floor shower room. Lounge with attractive bay window and tiled fireplace. Living room, and separate dining room with solid Oak wood flooring and patio doors to garden. Fitted kitchen with partly tiled walls and access to extensive store room, currently used for storage and utility space, including range of cupboards with sink, plumbing for washing machine and gas fired boiler.

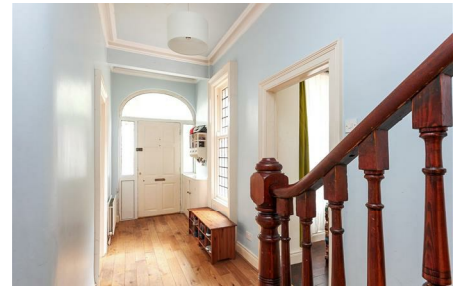
The first floor offers four well proportioned bedrooms including master bedroom with bay window and two bedrooms with wood laminate flooring. Modern family bathroom comprising of walk-in shower cubicle with built-in shower, panelled bath, large vanity unit, half wood panelled walls and wood laminate flooring. Other benefits include gas fired central heating and uPVC double glazed windows.

The outside includes gated driveway to side, large South facing garden to side, in need of landscaping, and of course the attractive mature trees that Belmont Park offers. This family home is a superb opportunity for many buyers wanting to live in the heart of Ballyhackamore, close to so many schools and of course the many restaurants, being just off the Belmont Road and within walking distance of Ballyhackamore.



## Key Features

- Deceptively Spacious Red Brick Period Home In The Heart Of Ballyhackamore
- Fitted Kitchen With Partly Tiled Walls, Leading To Storage And Utility Space
- Modern Family Bathroom With Walk-In Shower Cubicle And Panelled Bath
- Gated Driveway To Side And Large South Facing Garden With Mature Trees
- Extensive Living Accommodation To Include Lounge, Living Room And Dining Room
- Four Well Proportioned Bedrooms To First Floor, Master With Bay Window
- Gas Fired Central Heating And Mostly uPVC Double Glazed Windows
- Popular And Convenient Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Solid Oak wood flooring.

#### Ground Floor Shower Room

White suite comprising large walk-in shower cubicle with built-in rainfall shower and handheld shower, tiled walls, pedestal wash hand basin, tiled splashback, and low flush WC. Chrome radiator, extractor fan, recessed spotlighting, tiled flooring.

#### Lounge

16'3 x 12'0 (into bay)

Original wood panel flooring.

#### Dining Room

11'5 x 9'9

Solid Oak wood flooring. Hole in wall fireplace with tiled hearth. Large patio doors.

#### Kitchen

11'6 x 9'4

Range of high and low level units, marble effect work surfaces, inset 1 1/4 bowl single drainer sink unit with mixer tap, built-in oven, gas hob, integrated extractor hood, plumbed for dishwasher, space for under counter fridge. part tiled walls, recessed spotlighting.

#### Store Room

21'3 x 10'5

Gas fired boiler. Plumbed for washing machine. Low level cupboards with stainless steel sink unit.

### First Floor

#### Landing

#### Bedroom 1

16'5 x 12'0 (into bay)

#### Bedroom 2

13'5 x 12'0

Wood laminate flooring.

#### Bedroom 3

11'6 x 9'9

#### Bedroom 4

9'4 x 9'0

Wood laminate flooring.

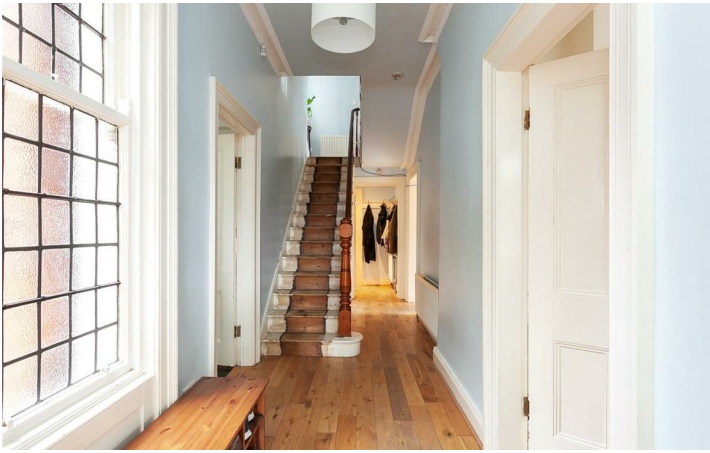
#### Bathroom

Modern white suite comprising panelled bath with mixer tap, walk-in shower cubicle with built-in shower, tiled walls, sliding shower doors, large vanity unit with mixer tap, low flush WC, half wood panelled walls, wood laminate flooring.

#### Outside

Small garden to front with gated driveway to side. Large South facing garden to side with mature trees and hedging, and further space to rear of property, offering potential options for extending.





















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.

4 Belmont Park, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	59
(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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