

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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028 9047 1515

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 GALWAY MANOR, BELFAST,
BT16 2HT**

OFFERS AROUND £125,000



An excellent, bright and spacious first floor apartment, just off the Upper Newtownards Road, close to the popular Dundonald and Ballyhackamore villages and their vast array of cafes, restaurants and shops while also being on the Glider bus route and only a short walk to the Ulster Hospital.

On entrance to the apartment, there is a spacious lounge/dining room with a feature archway to a fully fitted kitchen which includes a range of appliances. Furthermore, two good sized bedrooms and a white bathroom suite with shower cubicle and partly tiled walls. Other benefits include gas fired central heating and uPVC double glazed windows.

An ideal apartment for a wide range of purchasers including investors, professionals and first time buyers, we strongly recommend an internal inspection to appreciate all this apartment has to offer.



Key Features

- Excellent First Floor Apartment In A Popular Location
- Bright And Spacious Living Room With Storage Cupboard
- Archway To Fitted Kitchen With A Range Of Appliances
- Two Good Size Bedrooms & Bathroom With Bath And Shower Cubicle
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities
- Communal Gardens, Communal Parking & Visitor Parking
- Ideal For First Time Buyers, Investors Or Downsizers



Accommodation Comprises

Living Room

16'9 x 15'3

Storage under stairs. Archway to:

Kitchen

8'4 x 7'5

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and 4 ring hob, washing machine, fridge and tumble dryer, fully tiled floor, part tiled walls. Gas boiler.

Rear Hall

Bedroom 1

11'7 x 7'5

Bedroom 2

12'0 x 9'4

Bathroom

White suite comprising corner shower cubicle, panelled bath, pedestal wash hand basin, and low flush WC. Part tiled walls.

Outside

Communal gardens. Communal parking and visitors parking.

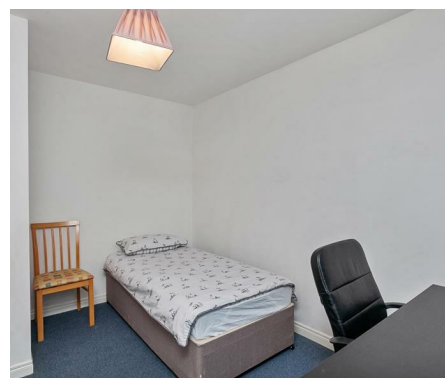
Additional Information

Management fees approx £90 per quarter

Buildings insurance approx £200 per annum

Ground rent £50 per annum

Rates £715.29 (last years account)





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	74	74
(55-68) D		
(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.

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 9070 1000

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