

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 BELMONT CHURCH ROAD, BELFAST, BT4  
3FF**

**OFFERS OVER £345,000**

An extended red brick, detached family home, in the heart of Ballyhackamore, offering well maintained accommodation including generous garden and garage.

Comprising of entrance hall with three quarter wood panel walls, lounge with attractive bay window, and separate dining room. Modern kitchen including extensive range of 'cream gloss' units with granite effect worktops, range of integrated appliances, built-in wine rack, and porcelain tiled flooring open to dining area. The first floor includes three well proportioned bedrooms, all with wood laminate flooring. Shower room comprising of white suite with built-in shower cubicle, solid wood strip flooring and recessed spotlighting.

The outside includes front garden with lawn and gated tarmac driveway. Enclosed rear garden with generous lawn, detached timber garage and tool shed. Situated in an excellent residential area, close to many schools and just off the Upper Newtownards Road, this family home benefits from being convenient to many local amenities including the popular express Glider bus service into Belfast city centre.

Having benefited from many improvements over many years, this family home offers modern accommodation to include an extended kitchen, and many original features that will appeal to many families or professional couples wanting to be close to Ballyhackamore. View now to avoid disappointment!



## Key Features

- Excellent Extended Detached Home In The Heart Of Ballyhackamore
- Modern Kitchen With Range Of Integrated Appliances, Open To Dining
- Shower Room With Solid Wood Flooring And Recessed Spotlighting
- Oil Fired Central Heating System & uPVC Double Glazed Windows
- Lounge With Attractive Bay Window And Separate Dining Room
- Three Well Proportioned Bedrooms, All With Wood Laminate Flooring
- Front Garden, Tarmac Driveway, And Rear Garden With Timber Garage
- Convenient Location Close To A Range Of Local Amenities & Bus Routes



### Accommodation Comprises

#### Entrance Hall

Three quarter wood panelled walls. Cupboard under stairs.

#### Lounge

15'0 x 11'8 (into bay)

#### Dining Room

11'8 x 11'8

#### Kitchen

16'8 x 9'3

Modern range of high and low level cream gloss units, granite effect work surfaces with upstand and inset single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob with perspex splashback and stainless steel extractor hood, integrated fridge freezer, built-in wine rack, porcelain tiled flooring, open to dining area.

#### First Floor

#### Landing

#### Bedroom 1

11'9 x 11'9

Wood laminate flooring.

#### Bedroom 2

11'9 x 11'8 (at widest points)

Wood laminate flooring.

#### Bedroom 3

9'3 x 8'4

Wood laminate flooring.

#### Shower Room

White suite comprising built-in shower cubicle, tiled walls and folding shower door, vanity unit with tiled splashback, low flush WC, solid wood strip flooring, recessed spotlighting.

#### Outside

Front garden with lawn, gated tarmac driveway and boundary hedge. Enclosed rear garden with good size lawn, paved area with flowerbeds. Shed. Outside tap. Boiler house with oil fired boiler.

#### Detached Timber Garage

19'4 x 8'4

Light and power. Plumbing for washing machine. Roller shutter door.

#### Tool Shed

9'3 x 6'7

Light and power.



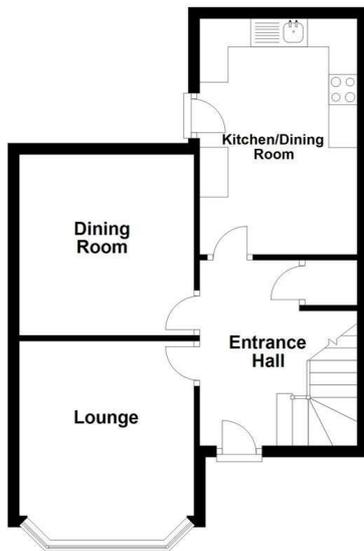




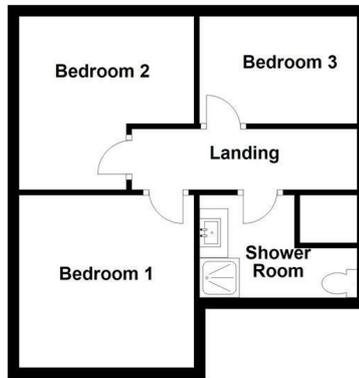




Ground Floor



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.

15 Belmont Church Road, Belfast

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>	46	61
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORETSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

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028 4461 4101

MALONE  
028 9066 1929



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