

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



21 AIGBURTH PARK, BELFAST, BT4 1PQ

OFFERS OVER £159,950

A beautifully presented, extended end terrace in the heart of Belmont, offering three bedrooms, extended luxury kitchen, detached garage and generous driveway to rear, enough room for three cars.

The accommodation comprises of entrance hall with wood laminate flooring, lounge open to dining room, to include ornate cast iron fireplace and wood laminate flooring throughout. Single storey extension to rear comprising of attractive kitchen with range of integrated appliances, breakfast bar, partly tiled walls, and wood laminate flooring.

The first floor offers three bedrooms, all with wood laminate flooring. Modern bathroom comprising of built-in rainfall shower over bath, vanity unit, recessed spotlighting, partly tiled walls, and wood laminate flooring. This attractive home is ideal for first time buyers and further benefits from gas fired central heating, and uPVC double glazed windows.

Located within the popular Belmont area, this property has the unique appeal of a detached garage, and generous off street parking to rear. The outside further benefits from attractive brick paving, side garden with patio, and enclosed rear yard with timber decking area. Within walking distance of many local amenities on the ever popular Belmont Road, and easy access to Belfast city centre, this is a must view for young professionals.



Key Features

- Superb Extended End Terrace In The Heart Of Belmont
- Modern Kitchen With Integrated Appliances & Breakfast Bar
- Bathroom With Rainfall Shower Over Bath And Partly Tiled Walls
- Detached Garage, Side Garden And Decking Area To Rear
- Bright Lounge Open To Dining Room, With Cast Iron Fireplace
- Three Bedrooms To The First Floor, All With Laminate Flooring
- Gas Fired Central Heating System & uPVC Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities



Accommodation

Comprises

Entrance Hall

Wood laminate flooring, cupboard under stairs.

Lounge

10'6 x 10'3

Wood laminate flooring, open to:

Dining Room

10'6 x 10'11

Ornate cast iron fireplace with tiled hearth (not in use), wood laminate flooring.

Kitchen

17'8 x 10'6 (at widest point)

Excellent range of high and low level units, quartz effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, space for fridge freezer, integrated washing machine, integrated dishwasher, breakfast bar, part tiled walls, wood laminate flooring, timber panelled ceiling with recessed spotlighting, cupboard with gas fired boiler.

First Floor

Landing

Bedroom 1

10'2 x 9'3

Wood laminate flooring.

Bedroom 2

10'4 x 9'4 (at widest point)

Brick feature mock fireplace, wood laminate flooring.

Bedroom 3

7'4 x 6'9 (at widest point)

Wood laminate flooring.

Bathroom

Modern white suite comprising panelled bath with mixer tap, built-in rainfall shower and hand held shower, shower screen, vanity unit with mixer tap, low flush w.c., chrome radiator, partly tiled walls, wood effect tiled flooring, pvc panelled ceiling with recessed spotlighting.

Outside

Front garden with brick paved area leading to side garden with paved patio, flowerbeds and boundary hedge. Enclosed rear yard with timber decking area. Generous off street parking to rear.

Detached Garage

16'5 x 7'3

Roller shutter door.



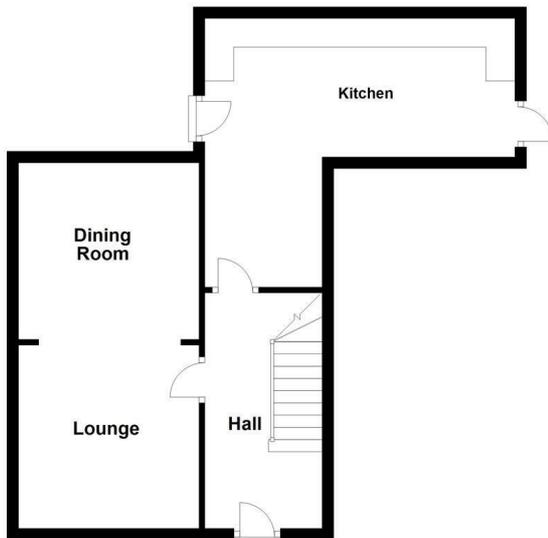




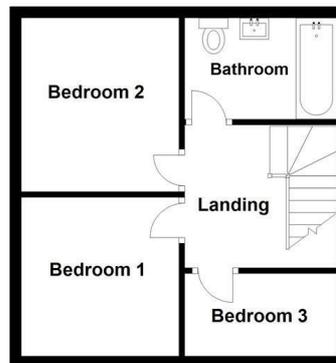




Ground Floor



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 | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 66 | 74 |
| 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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