

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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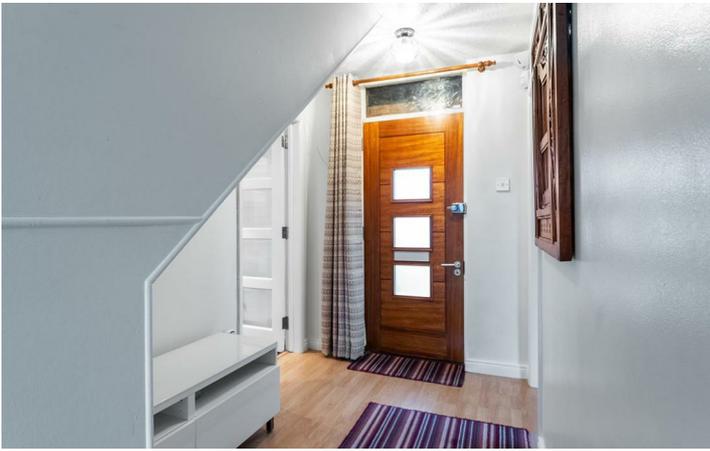
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NETWORK STRENGTH - LOCAL KNOWLEDGE



**47 MELFORT DRIVE, BELFAST, BT5
7FD**

OFFERS OVER £125,000



A superb property within the ever popular Tullycarnet area, this semi-detached home has undergone a vast improvement by the current owners to include new kitchen, new bathroom, new windows, new roof, and new oil boiler.

The accommodation is well presented and includes entrance hall to lounge, comprising of attractive carved wood fireplace with tiled hearth and wood laminate flooring. Luxury kitchen including range of 'white gloss' units, built-in oven with five ring gas hob, porcelain tiled flooring and recessed spotlighting, open to dining area.

The first floor offers three good size bedrooms, two with wood laminate flooring and one with built-in robe. Bathroom comprising of white suite with electric shower over bath, partly tiled walls and ceramic tiled flooring. Over the last number of years, the current owner has fitted a new kitchen and new windows, most of which were triple glazed. New oil boiler, and new roof.

The outside areas include an enclosed South West facing garden, to include a large area laid in decorative stone, and garden shed with boundary fence. It further benefits from gated access to the side, big enough for a car. Situated in a popular residential area, there's very little to do with this property and it is ideal for young professional couples or families wanting to stay in the area.

Key Features

- Excellent Semi-Detached Home In The Popular Tullycarnet Area
- Good Size Lounge With Carved Wood Fireplace & Laminate Flooring
- Luxury Kitchen With Built-In Oven And Porcelain Tiled Flooring
- Three Well Proportioned Bedrooms, One With Built-In Wardrobe
- New Bathroom Suite With Shower Over Bath & Ceramic Tiled Flooring
- New Roof, New Windows And New Oil Boiler Recently Installed
- Enclosed South West Facing Garden To Rear With Garden Shed
- Convenient Location Close To A Wide Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Cloak Cupboard.

Lounge

15'5 x 11'8

Attractive carved wood fireplace with tiled hearth, wood laminate tiled flooring.

Dining/ Kitchen

15'5 x 8'5

Luxury range of high and low level units with gloss units, wood effect work surface with upstand, inset single drainer stainless steel sink unit with mixer tap, built in oven, 5 ring gas hob with stainless steel splashback and stainless steel extractor hood, housing for fridge freezer, plumbed for washing machine, built in wine rack, integrated slim dishwasher, porcelain tiled floor, recessed spotlighting, open to dining area.

First Floor

Landing

Bedroom 1

15'5 x 8'2

Wood laminate flooring.

Bedroom 2

10'3 x 9'4 (at widest point)

Built in wardrobes

Bedroom 3

12'7 x 8'2 (at widest point)

Wood laminate flooring.

Bathroom

White suite comprising panelled bath with mixer tap and telephone shower head, electric shower, tiled walls, pedestal wash hand basin, tiled splashback, low flush w.c, ceramic tiled flooring, mirrored cabinet.

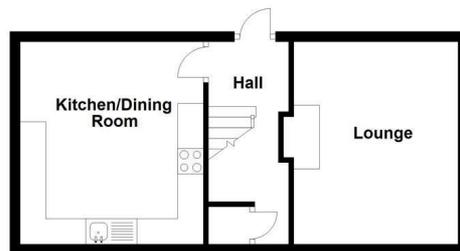
Outside

Enclosed rear garden with gated access to side to concrete driveway. Large stone area and garden shed. Fence boundary, brick shed with oil fired boiler.

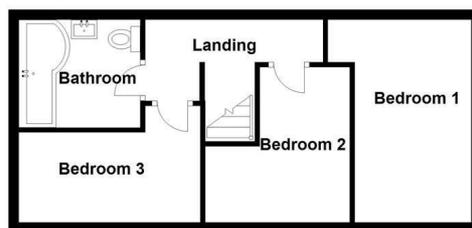




Ground Floor



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			65
(39-54) E		46	
(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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