

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 1 THE STABLES, 2  
CAIRNBURN GARDENS, BELFAST,**

**OFFERS AROUND £149,950**



An excellent ground floor apartment within a popular development, offering attractive accommodation in the heart of East Belfast, close to many local amenities including Belmont Park, in a mature residential area.

Comprising of entrance hall with built-in storage cupboards, lounge open to dining room, modern kitchen to include attractive partly tiled walls and ceramic tiled flooring. Two well proportioned bedrooms, including master bedroom with full length range of built-in robes and sliding mirror doors. Modern shower room comprising of large walk-in shower cubicle with built-in shower and PVC wall cladding, vanity unit, chrome feature wall mounted radiator, and tiled walls.



Other benefits include double glazed windows in a hardwood frame, gas fired central heating, and generous communal gardens, including mature trees, designated car parking and generous visitor parking. An ideal opportunity for anyone wanting to downsize to an attractive, modern apartment, with very little maintenance and low outgoings. Situated within a much sought after residential area, view now to avoid disappointment.



## Key Features

- Superb Ground Floor Apartment In The Heart Of East Belfast
- Entrance Hall With Storage Leading To Lounge, Open To Dining Room
- Kitchen With A Range Of Modern Units And Ceramic Tiled Flooring
- Two Good Size Bedrooms, Master Bedroom With Built-in Wardrobes
- Modern Shower Room With Walk-In Shower Cubicle And Tiling
- Gas Fired Central Heating System & Hardwood Framed Double Glazed Windows
- Generous Communal Gardens, Designated Car Parking & Visitor Parking
- Convenient Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises

#### Communal Entrance Hall

#### Entrance Hall

Double built-in cupboard.

#### Lounge

14'1 x 11

Open to:

#### Dining Room

9'4 x 9

#### Kitchen

8'9 x 8'1

Modern range of high and low level units, wood effect laminate work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker with integrated extractor hood, space for fridge freezer, plumbed for washing machine, pull out larder, partly tiled walls, ceramic tile flooring.

#### Bedroom 1

10'4 x 9'7

Full length range of built in robes with sliding mirrored doors.

#### Bedroom 2

10'3 x 6'7

#### Shower Room

Modern white suite comprising large walk-in shower cubicle with built-in shower, PVC wall panels, sliding shower doors, vanity unit with mixer tap, low flush w.c., chrome feature radiator, fully tiled walls.

#### Outside

Communal gardens, mature trees, one designated car parking space and generous visitor parking.

#### Additional Information

Management company - Westhorpe Management £90 per month





Ground 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 misstatement. 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		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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.

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