



ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**61 SANDHILL GARDENS, BELFAST, BT5 6FF**

**OFFERS AROUND £229,950**



An excellent semi detached property in the heart of Ballyhackamore, offering great family accommodation with a recently installed luxury kitchen, attractive new bathroom, and a great garden with garage.

The accommodation comprises of entrance hall with attractive solid oak wood flooring into lounge, with brick feature fireplace and tiled hearth. The kitchen offers a luxury range of units with an integrated range of appliance, feature breakfast island to include a 5 ring gas hob, open to dining area and powder coated aluminium bi-folding doors to garden.

The first floor includes a slingsby type ladder to partly floored roofspace with gas fired boiler. Three well proportioned bedrooms, including bedroom two with built in robes. New family bathroom comprising of luxury white suite, built in rainfall shower over bath, attractive vanity unit, partly tiled walls and ceramic tiled flooring. The outside areas include small front garden with good size pebble stone driveway leading to detached garage. Enclosed rear garden with lawn, patio area, and garden room/office, ideal for working from home.

Sitting on a generous site in a much sought after area close to Ballyhackamore, this property is perfect for families or more mature buyers wanting to be close to the many schools and restaurants close to hand.



## Key Features

- Well Maintained Semi Detached Property Close To Ballyhackamore
- Newly Fitted Luxury Kitchen With Island, Open To Dining Area
- Modern Bathroom With White Suite And Contrast Black Fittings
- Partly Floored Roofspace With Slingsby Type Ladder
- Spacious Lounge With Feature Fireplace And Solid Oak Flooring
- Three Well Proportioned Bedrooms, One With Built In Robes
- Gas Fired Central Heating And New PVC Double Glazed Windows
- Enclosed Rear Garden, Detached Garage And Garden Room



### Accommodation

#### Comprises:

#### Entrance Hall

Storage cupboard under stairs with cloak space and solid Oak wood flooring.

#### Lounge

11'8 x 11'3

Brick feature fireplace with tiled hearth and solid Oak wood flooring.

#### Kitchen/ Dining

17'9 x 12'2

Luxury range of high and low level units, granite effect work surface with inset 1 1/4 bowl single drainer sink unit with mixer tap, built-in double oven, integrated fridge freezer, integrated dishwasher, pullout bin storage, part tiled walls, feature island with 5 ring gas hob, with extractor, recessed spotlights, solid Oak wood flooring, open to dining area.

#### First Floor

#### Landing

Access to roof space via slingsby type ladder.

#### Bedroom 1

12'9 x 10'1

#### Bedroom 2

11'2 x 10'1

Built-in wardrobes with sliding doors.

#### Bedroom 3

9'9 x 7'5

### Bathroom

Modern white suite comprising panelled bath with mixer tap, built-in rainfall shower and hand held shower, shower screen and tiled walls, vanity unit with mixer tap, low flush w.c., feature radiator, part tiled walls, ceramic tile flooring, linen cupboard.

### Roofspace

8'3 x 5'9

Partly floored, light, slingsby ladder, gas fired boiler.

### Outside

Front garden with lawn, gated driveway laid in pebble stone leading to detached garage and enclosed rear garden with decking area, lawn and patio area.

### Detached Garage

18'4 x 10'1

Light and power.

### Garden Room/Office

17'3 x 8'9

Light and power, sliding doors.













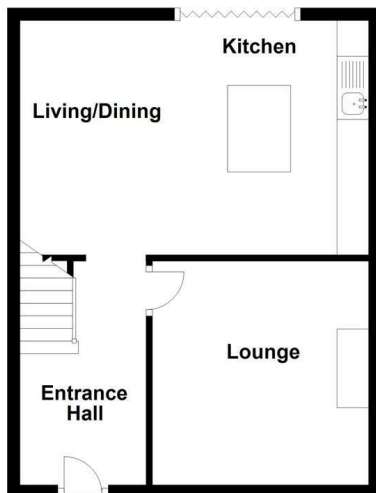




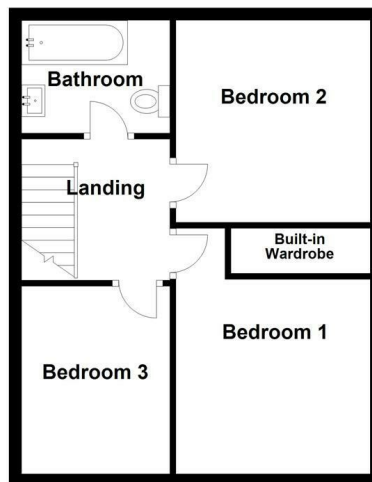




Ground Floor



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 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.

61 Sandhill Gardens, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	72
(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.

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