



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

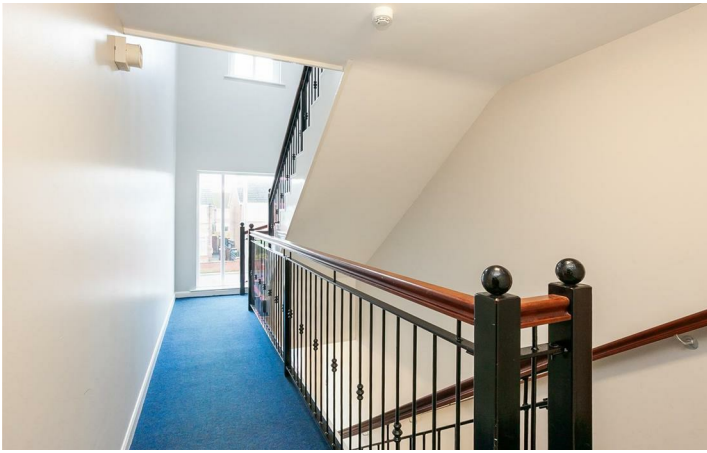
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 16, 1A INVERARY DRIVE,
BELFAST, BT4 1RB**

OFFERS AROUND £134,950



Located in an excellent private development in a super location and within a 3 minute walk to train station, bridge link to Belfast City Airport and bus stop. Also within walking distance to local amenities on the Hollywood and Belmont Road.

This bright, South facing spacious first floor apartment really must be viewed internally to fully appreciate all it has to offer. Comprising a good sized living room with tiled flooring and open to a modern kitchen with range of high and low level units, integrated oven, hob and fridge/freezer, and tiled flooring, the apartment also offers two bedrooms, the master bedroom with a beautiful ensuite shower room, and bathroom. The property further benefits from gas fired central heating, double glazed windows and benefits from one allocated parking space with adequate additional visitor and second car spaces available.

This apartment is ideal accommodation for a young couple, first time buyer or professional, and would also be a great rental investment option for a landlord.



Key Features

- Stunning First Floor Apartment In A Popular Location
- Spacious Living Room With Tiled Flooring, Open To Kitchen
- Modern Kitchen With Integrated Oven, Gas Hob & Fridge Freezer
- Two Double Bedrooms, Master With Ensuite Shower Room
- uPVC Double Glazed Windows And Gas Fired Central Heating
- Bathroom With Shower Over Bath And Fully Tiled Flooring
- Well Maintained Communal Gardens & Generous Parking
- Convenient Location, Ideal For A Wide Range Of Purchasers



Accommodation Comprises

Entrance Hall

Fully tiled flooring.

Living Room

13'9 x 13'0

Fully tiled flooring. Open to:

Kitchen

9'2 x 8'7

Excellent range of high and low level units, stainless steel oven and 5 ring gas hob, single drainer sink unit, integrated fridge/freezer, plumbed for washing machine, recessed spotlighting, fully tiled walls.

Bedroom 1

10'5 x 10'3

Built-in wardrobe. Laminated strip wood flooring.

En-Suite

White suite comprising corner shower cubicle, vanity unit and low flush WC. Part panelled walls. Fully tiled floor. Recessed spotlighting. Feature glass blocks wall inset.

Bedroom 2

9'5 x 7'4

Bathroom

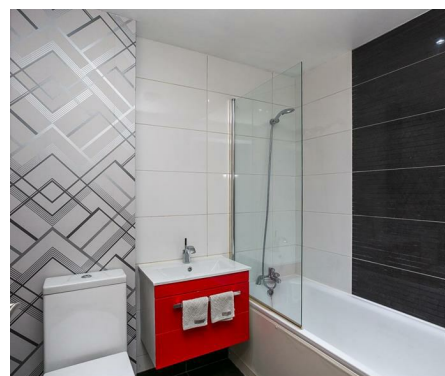
White suite comprising panelled bath with handheld shower, vanity unit and low flush WC. Part tiled walls and fully tiled flooring. Recessed spotlighting.

Outside

Well maintained communal gardens. Two allocated parking spaces plus visitor parking.

Additional Information

Management fee £895 per annum.





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	80	80
(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.

ULSTERPROPERTYSALES.CO.UK

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028 9060 5200

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028 9047 1515

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028 2565 7700

BALLYNAHINCH
028 9756 1155

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028 9127 1185

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028 9336 5986

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0800 644 4432

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028 9072 9270

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028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

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