

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**416 CASTLEREAGH ROAD, BELFAST, BT5 6BH**

**OFFERS AROUND £199,950**

This charming, well proportioned semi-detached home is located in a prime residential location renowned for its convenience to many leading Primary and Grammar schools, whilst boasting ease of access to Belfast City Centre for the commuter.

The property internally offers bright and spacious family accommodation comprising two reception rooms, both with bay windows and laminate flooring, and a breakfast area that leads to an attractive fitted kitchen with range of cupboards, tiled flooring and built-in oven and hob. The first floor offers three good sized bedrooms, and a modern shower room.

Outside the property is approached by a driveway to a parking area for 2+ cars, and to the rear of the property is a large well kept private garden with patio areas, plus a garden shed with electric. Also within close proximity to Ballyhackamore Village with it's range of shops, pubs, restaurants, Stormont Parliament Buildings, the Ulster Hospital and Forestside shopping centre, this property is sure to appeal to a variety of buyers.

Only upon an internal viewing can one fully appreciate all this excellent home has to offer.



## Key Features

- Attractive Semi Detached Property In A Sought After Location
- Breakfast Area Leading To Attractive Kitchen With Built-In Oven
- Gas Fired Heating And Mostly uPVC Double Glazed Windows
- Driveway To The Front With Parking For Two+ Cars
- Two Bright Reception Rooms With Bay Windows And Wood Laminate Flooring
- Three Bright Bedrooms And A Shower Room On The First Floor
- Large Patio To The Rear With Attractive Gardens Plus Shed
- Convenient Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Laminated strip wood flooring.  
Cloak space under stairs.

#### Lounge

12'9 x 10'5

(into bay) Cornice. Laminate strip wood flooring.

#### Living/Dining

11'7 x 10'4

(into bay) Cornice. Laminate strip wood flooring.

#### Breakfast Room

5'9 x 5'4

Tiled flooring.

#### Kitchen

9'9 x 7'4

Excellent range of high and low level units, stainless steel oven and ceramic 4 ring hob, plumbing for washing machine, part tiled walls and fully tiled flooring. Heated towel rail.

#### First Floor

##### Bedroom 1

12'5 x 9'8

(into bay) Cornice and picture rail.

##### Bedroom 2

11'8 x 10'2

(into bay) Cornice and picture rail.

##### Bedroom 3

6'8 x 6'3

#### Shower Room

White suite comprising corner shower cubicle, vanity unit and low flush WC. Fully tiled walls.

#### Outside

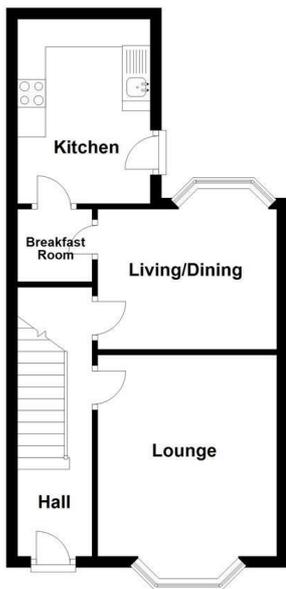
Attractive gardens to rear with patio area. Shed with electric. Outside tap.



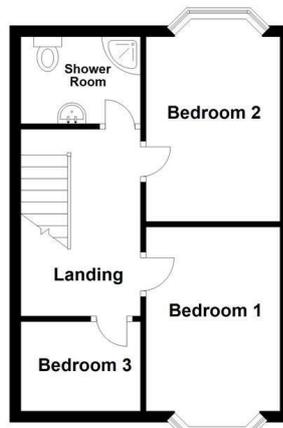








Ground Floor



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	63	71
	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 9181 1444

RENTAL DIVISION  
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