



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



34 LACEFIELD, BELFAST, BT4 3PA

OFFERS AROUND £295,000

A beautifully presented townhouse in the successful Lacefield development, offering superb homes close to Ballyhackamore and built in 2022, this is a must view for families or young professionals.

The accommodation includes enclosed entrance porch with cloak space and ceramic tiled flooring, generous lounge and luxury kitchen open to dining area. The kitchen includes additional units, Quartz worktops with upstand, a full range of integrated Smeg appliances, ceramic tiled flooring and recessed spotlighting. Other benefits include ground floor toilet suite with attractive tiling.

The first floor offers even more space with three generous bedrooms, comprising of primary bedroom with luxury en-suite shower room including shower cubicle with built-in rainfall shower, chrome feature radiator and partly tiled walls. Family bathroom to include luxury white suite with built-in shower cubicle and built-in rainfall shower, bath with attractive tiled surround, vanity unit and chrome feature radiator, partly tiled walls and ceramic tiled flooring.

The outside includes two car driveway to front and additional visitor car parking within the development. Enclosed rear garden with brick paviour and artificial grass area and attractive outlook with mature trees. Located just off the Upper Newtownards Road, this development is both convenient to Ballyhackamore and its many excellent amenities, and benefiting from the Glider bus service into Belfast city centre. A must view to avoid disappointment!



Key Features

- Stunning Modern Townhouse In The Exclusive Lacefield Development
- Luxury Kitchen With Quartz Worktops And Integrated Smeg Appliances
- Luxury Family Bathroom Suite With Shower Cubicle And Separate Bath
- Driveway For Two Cars And Enclosed Garden To Rear With Garden Shed
- Entrance Porch Leading To Spacious Lounge, Dining Kitchen, And WC
- Three Generous Bedrooms To First Floor, Primary Bedroom With En-Suite
- Gas Fired Central Heating System And Upvc Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities And Schools



ACCOMMODATION COMPRISES

Enclosed Entrance Porch

Ceramic tiled floor, cloak space.

Lounge

16'6" x 13'2"

At widest.

Dining Kitchen

16'7" x 10"

Luxury range of high and low level units, quartz work surfaces with upstand, single drainer inset sink unit and mixer tap with hose, SMEG double built-in oven with five ring gas hob, quartz splashback and SMEG stainless steel extractor hood, integrated SMEG fridge/freezer, integrated SMEG washer/dryer, integrated SMEG dishwasher, concealed gas fired boiler, built-in larder, pull out bins, ceramic tiled floor, recessed spotlighting, cupboard under stairs.

Ground Floor WC

Modern white suite, pedestal wash hand basin with mixer taps, low flush WC, part tiled walls, ceramic tiled floor, extractor fan.

FIRST FLOOR

Landing

Hotpress

Bedroom 1

13'3" x 11'4"

At widest

Ensuite

Luxury white suite comprising built-in shower cubicle with built-in rainfall shower and handheld shower attachment, PVC wall cladding, folding shower screen, vanity unit with mixer taps, low flush WC, chrome feature radiator, part tiled walls, tiled floor, extractor fan.

Bedroom 2

11'4" x 10"

Bedroom 3

9'7" x 9'6"

Bathroom

Luxury white suite comprising built-in shower cubicle with built-in rainfall shower and handheld shower, PVC wall cladding and folding shower door, bath with mixer taps, handheld shower attachment, tiled panel and tiled surround, vanity unit with mixer taps, low flush WC, part tiled walls, ceramic tiled floor, chrome feature radiator, extractor fan.

OUTSIDE

Enclosed rear garden with brick paviour area, artificial grass, raised flowerbed, outside socket, outside tap, bin access to front.



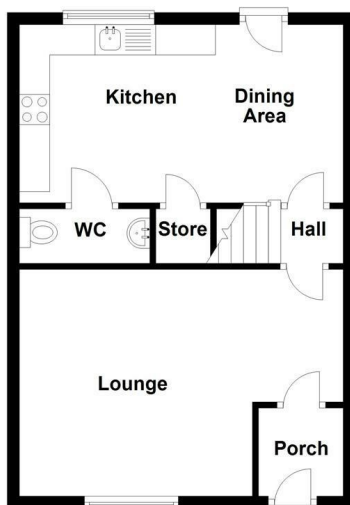




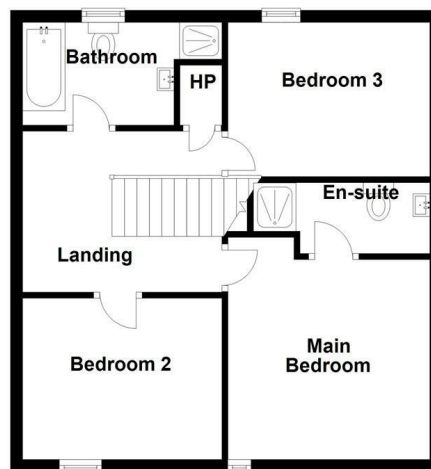




Ground Floor



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.

34 Lacefield, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(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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