

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

**028 9047 1515**

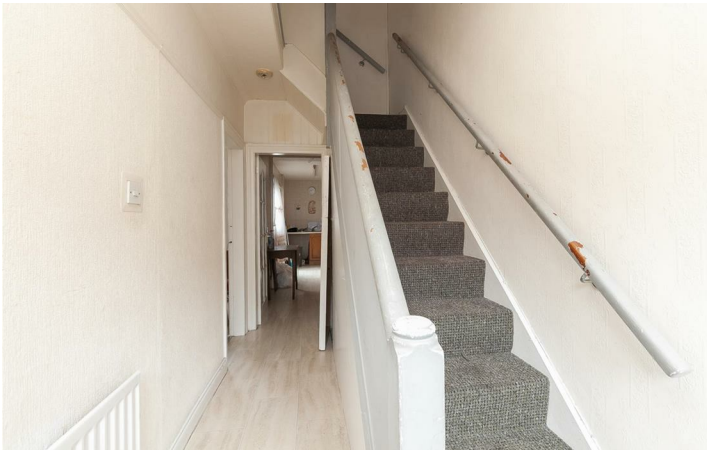
[ballyhackamore@ulsterpropertysales.co.uk](mailto:ballyhackamore@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 SEFTON PARK, BELFAST, BT4  
1PN**

**OFFERS AROUND £129,950**



Located in this popular and convenient area, and only a short stroll to the Hollywood and Belmont Roads with their great range of coffee shops and restaurants, but also ideal for the commuter with road and bus networks close at hand plus the Gilder bus system within walking distance.

Comprising of living open plan to dining with laminate flooring, fitted kitchen, three bedrooms and a shower room, the property also offers uPVC double glazing and gas heating.

Ideal for a first time buyer, young couple or investor, this excellent property will appeal to all and can only be appreciated upon an internal inspection.



## Key Features

- Mid Terrace Property In A Convenient Location
- Living Room Open Plan To Dining Room
- Fitted Kitchen With Access To Private Yard
- Three Bedrooms And Shower Room To First Floor
- Gas Fired Central Heating & Upvc Double Glazing
- Located Close To A Range Of Local Amenities
- Ideal Purchase For First Time Buyer Or Investor
- Priced To Allow For Modernisation



## Accommodation Comprises

### Entrance Hall

Laminated strip wood flooring.

### Lounge/Dining

21'0 x 10'3

Fireplace. Laminated strip wood flooring.

### Kitchen

17'6 x 5'3

Range of high and low level units. Plumbing for washing machine. Part tiled walls.

## First Floor

### Bedroom 1

10'2 x 9'9

### Bedroom 2

10'4 x 9'3

### Bedroom 3

6'7 x 6'3

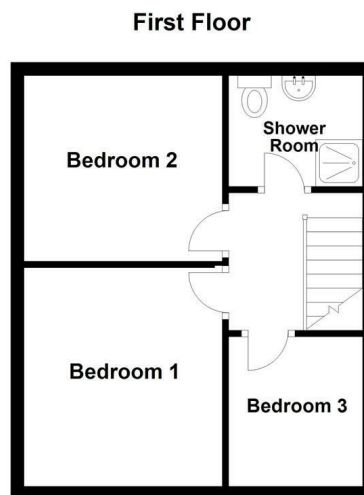
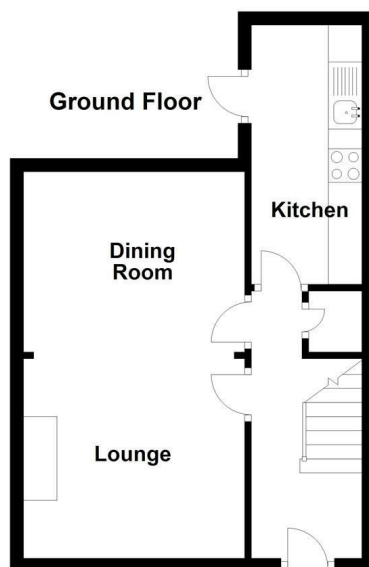
### Shower Room

Comprising shower cubicle, pedestal wash hand basin, low flush WC, fully tiled walls

## Outside

Enclosed yard to rear.





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		
	48	67
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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