

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 BELMONT AVENUE WEST, BELFAST, BT4  
3DG**

**OFFERS AROUND £179,950**

An excellent mid terrace property comprising modern kitchen, luxury shower room, and permanent staircase to roofspace, located in the ever popular Belmont area, within walking distance of Ballyhackamore.

Beautifully presented and recently improved, the accommodation includes entrance hall with wood laminate flooring, spacious lounge with bay window, and solid wood flooring through to dining room. Attractive kitchen comprising 'shaker style' units, built-in oven with ceramic hob, integrated dishwasher and plumbing for washing machine, partly tiled walls, ceramic tiled flooring, and recessed spotlighting.

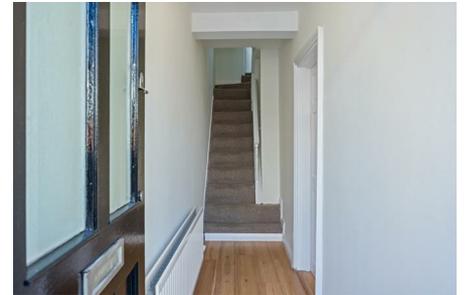
The first floor includes two well proportioned bedrooms, and luxury shower room comprising large walk-in shower cubicle with rainfall shower, attractive vanity unit with sensor mirror, fully tiled walls, ceramic tiled flooring, and wall mounted feature radiator, with recessed spotlighting. Furthermore, there is the added benefit of a permanent staircase to roofspace, which has been floored and sheeted to include electric points and velux window.

The outside includes a small paved area to front and enclosed rear yard for bin access. Situated just off Belmont Road, and within walking distance to a vast range of amenities close by, not to mention Ballyhackamore and the popular amenities to include schools, restaurants, and cafes.



## Key Features

- Excellent Mid Terrace Property In A Popular Location
- Kitchen With Built-In Oven, Hob And Dishwasher, And Tiled Flooring
- Luxury Shower Room With Large Walk-In Shower
- Gas Fired Central Heating & uPVC Double Glazing
- Spacious Lounge With Bay Window, Leading To Dining Room
- Two Bedrooms And Permanent Staircase To Roofspace
- Small Paved Area To Front And Enclosed Yard To Rear
- Convenient To Many Local Amenities And Bus Routes



### Accommodation Comprises

#### Entrance Hall

Solid wood panel flooring.

#### Lounge

11'8 x 9'5

(into bay) Solid wood panelled flooring, open to:-

#### Dining Room

9'3 x 9'9

(at widest points) Solid wood panel flooring, cupboard with gas fired boiler, cupboard under stairs.

#### Kitchen

13'8 x 6'1

Range of high and low level 'maple' units, granite effect work surfaces with inset single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob and stainless steel extractor hood, integrated dishwasher, plumbed for washing machine, space for fridge freezer, part tiled walls, ceramic tiled floor, recessed spot lighting.

#### First Floor

##### Landing

##### Bedroom 1

13'4 x 10'0

##### Bedroom 2

9'8 x 8'5

#### Shower Room

Modern white suite comprising large walk in shower cubicle with built in rainfall shower, hand held shower and shower screen, vanity unit with mixer tap, low flush WC, wall mounted feature radiator, fully tiled walls, ceramic tiled floor, recessed spot lighting, extractor fan.

#### Permanent Staircase To:-

#### Second Floor

#### Roofspace

Floored and sheeted roof space with Velux, eave storage, light and power.

#### Outside

Small front and enclosed rear yard.



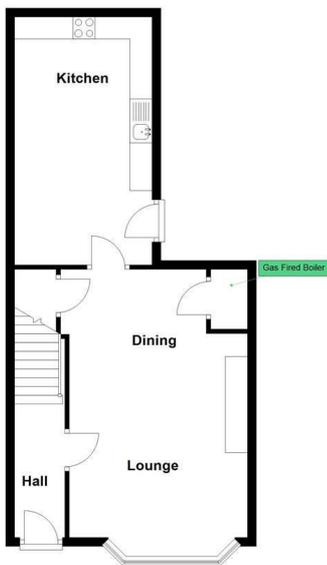




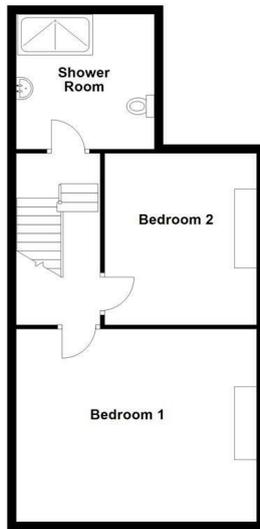




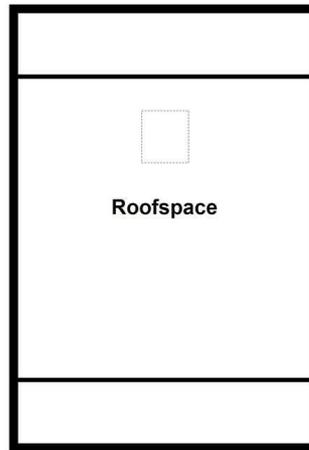
Ground Floor



First Floor



Second Floor



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>	64	64
(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>	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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