



ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 IRWIN CRESCENT, BELFAST, BT4 3AQ**

**OFFERS AROUND £249,950**



An attractive red brick semi detached home within walking distance of Ballyhackamore, offering superb accommodation, finished to a high standard, and enjoying an excellent rear garden and driveway to front.

Situated within a mature residential area, the accommodation comprises spacious entrance hall with attractive tiling, lounge with feature fireplace, solid oak wood flooring and bay window. Dining room with ceramic tiled flooring, open to luxury kitchen comprising built in oven and microwave, integrated dishwasher and washer/dryer, attractive tiling and recessed spotlighting.

The first floor includes three well proportioned bedrooms, excellent bathroom comprising of modern white suite with electric shower over bath, chrome feature radiator and partly tiled walls. Additionally, the first floor includes access to the spacious partly floored roof space with Slinglly type ladder, and electric light. The outside includes a front garden laid with pebble stones, surrounded by boundary hedge and concrete driveway to side. Enclosed rear garden with generous lawn, surrounded by flowerbeds and patio, and garden shed for additional storage.

Located in a popular residential area, Irwin Crescent offers many attractive red brick homes with period features, close to many popular amenities, not to mention a variety of schools and the Glider bus service into Belfast City Centre. A must view to truly appreciate this beautiful home.



## Key Features

- Attractive Red Brick Semi Detached Home
- Luxury Kitchen With A Range Of Built In Appliances
- Modern Bathroom Suite With Bath And Electric Shower
- Front And Rear Garden With Driveway To Side
- Two Reception Rooms, Lounge With Bay Window
- Three Bedrooms And Partially Floored Roofspace
- Gas Fired Central Heating System and Pvc Double Glazing
- Superb Location Close to Many Local Amenities



### Accommodation Comprises

#### Entrance Porch

#### Entrance Hall

Mosaic tiled floor, cupboard under stairs with gas fired boiler.

#### Lounge

13'9 x 12'2

(into bay) Attractive tiled fireplace with carved wood surround, solid oak wood floor.

#### Dining Room

11'2 x 10'8

Ceramic tiled floor, open to:-

#### Kitchen

14'7 x 8'6

Luxury range of high and low level units, marble effect work surfaces with inset single drainer stainless steel sink unit with mixer tap, built in oven and microwave, gas hob with stainless steel extractor hood, integrated dishwasher and washer/dryer, housing for fridge freezer, part tiled walls, ceramic tiled floor, recessed spot lighting.

### First Floor

#### Landing

Access to roof space.

#### Bedroom 1

11'5 x 10'7

#### Bedroom 2

11'2 x 10'9

#### Bedroom 3

8'0 x 7'5

#### Bathroom

Modern white suite comprising panelled bath, electric shower and shower screen, pedestal wash hand basin with mixer tap, low flush WC, chrome radiator, part tiled walls, tiled effect laminate floor.

#### Roof Space

Slingsby type ladder to partly floored roof space with electric light.

### Outside

Front garden laid in pebble stones with boundary hedge, driveway with concrete finish to side with gate, rear garden with concrete area and lean to shed, enclosed lawn with flowerbeds, patio and garden shed.













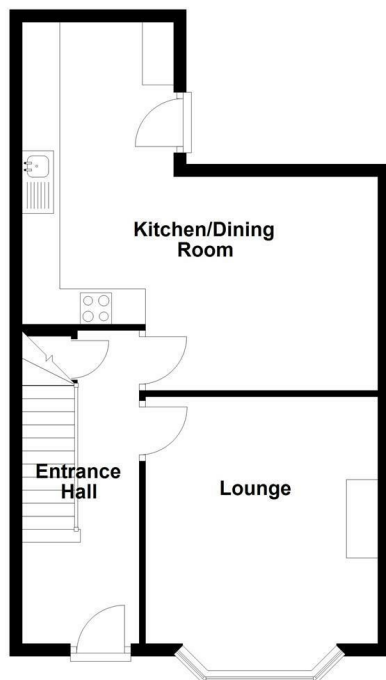




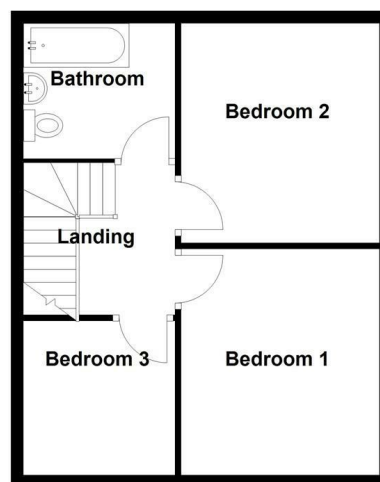




Ground Floor



First 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>                            | 69      | 71                      |
| (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 |         |                         |
| 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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