

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)

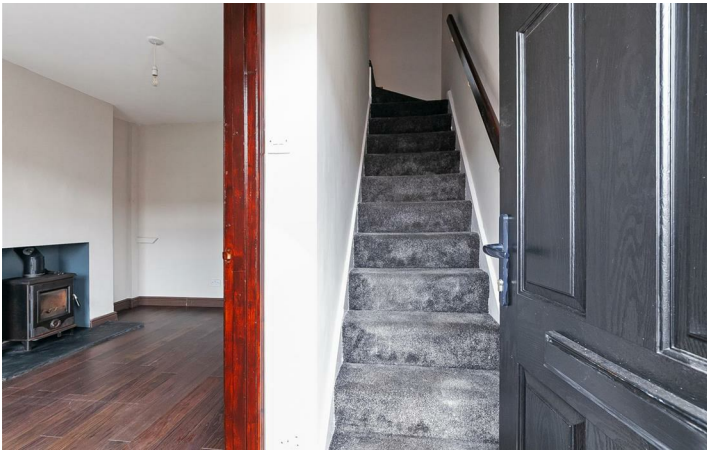
NETWORK STRENGTH - LOCAL KNOWLEDGE



**35 PARKGATE CRESCENT,  
BELFAST, BT4 1EU**

**OFFERS AROUND £119,950**





An excellent opportunity to purchase this attractive mid terrace property located on Parkgate Drive, just off the Hollywood Road, and convenient to many local amenities.

The property comprises reception room leading to an attractive fitted kitchen with range of high and low level units and, a rear entrance porch leading to a modern shower room. On the first floor, two well proportioned bedrooms. Other benefits include gas fired central heating, double glazed windows, an enclosed rear yard and driveway to front for off street parking.

This property will appeal to a wide range of buyers including first time buyers and investors as it is in close proximity to not only schools, shops and local amenities, but also only a short walk to Ballyhackamore, Belmont and the Glider bus route to commute to Belfast City Centre. Early viewing is highly recommended.





## Key Features

- Excellent Red Brick Mid Terrace Property
- Lounge With Wood Burning Stove
- Modern Kitchen With Tile Effect Laminate Flooring
- Modern Shower Room To Ground Floor
- Two Well Proportioned Bedrooms To First Floor
- Gas Fired Central Heating & uPVC Double Glazing
- Convenient Location Close To A Range Of Amenities
- Ideal First Time Buy Or Investment Opportunity



## Accommodation Comprises:

### Entrance Hall

### Lounge

13'1 x 11'9

Fireplace with wood burning stove, wood laminate flooring.

### Kitchen

13'2 x 7'1

Extensive range of high and low level units, wood effect work surfaces, inset single drainer, 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, space for cooker, stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, part tiled walls, tile effect laminate flooring, timber panel ceiling with recessed spotlighting.

### Rear Entrance Porch

Tile effect laminate flooring. Cupboard with gas fired boiler.

## Shower Room

Modern white suite comprising large walk-in shower cubicle with built-in rainfall shower and handheld shower, shower screen, vanity unit with mixer tap and tiled splashback, low flush WC, PVC panel wall cladding and PVC panel ceiling with recessed spotlighting.

## First Floor Landing

### Bedroom 1

13'1 x 11'9

### Bedroom 2

13'1 x 7'2

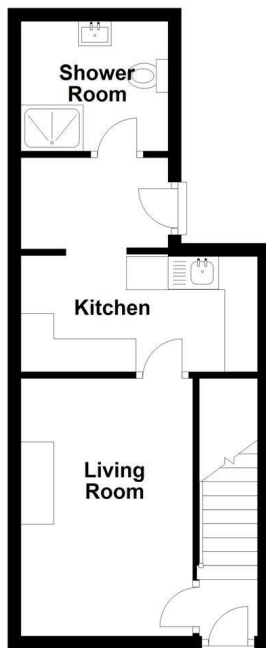
## Outside

Driveway for off street parking.

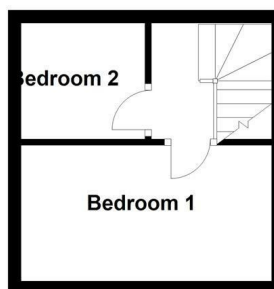




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	65
(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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