

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**30 BRAESIDE GROVE, BELFAST,  
BT5 7JX**

**OFFERS AROUND £139,950**





A deceptively spacious mid terrace property in the heart of the popular Braniel estate, offering great family accommodation with four bedrooms and good size garden.

The accommodation includes spacious living room with bay window, dining room with fireplace, and fitted kitchen with extensive range of units, space for appliances and partly tiled walls.

The first floor benefits from extra space over the alleyway and offers four well proportioned bedrooms, two with built-in cupboards, and bathroom comprising white suite with panelled bath, fully tiled walls and PVC panelling with recessed spotlighting.

The outside includes front garden with lawn, and paved area with boundary hedge. Enclosed rear garden with lawn, concrete patio area and garden store. The property further benefits from gas fired central heating, and PVC double glazed windows. An ideal family home or for first time buyers looking for more space in a convenient area close to many local amenities and with easy access to schools. View now to avoid disappointment.



## Key Features

- Excellent Mid Terrace Property In The Braniel Estate
- Spacious Living Room With Bay Window
- Dining Room And Fitted Kitchen With Access To Rear
- Four Well Proportioned Bedrooms, Two With Storage
- Bathroom With Panelled Bath And Recessed Spotlighting
- Gardens To Front And Rear With Patio Area And Store
- Gas Fired Central Heating & Upvc Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities



## Accommodation Comprises

### Entrance Hall

### Lounge

14'9 x 10'4  
(into bay)

### Dining Room

14'1 x 11'9  
Mock fireplace with electric fire.

### Kitchen

10'4 x 7'5  
Extensive range of high and low level units, Formica work surfaces with inset single drainer stainless steel sink unit with mixer tap with hose, space for cooker, space for fridge freezer, plumbing for washing machine, part tiled walls.

### First Floor

### Landing

Built-in cupboard. Linen cupboard with gas fired boiler.

### Bedroom 1

14'2 x 8'8  
Built-in cupboard.

### Bedroom 2

13'0 x 8'3  
Built-in cupboard.

### Bedroom 3

12'2 x 7'4

### Bedroom 4

9'8 x 6'8

### Bathroom

White suite comprising panelled bath, pedestal wash hand basin, low flush WC, fully tiled walls, PVC panel ceiling with recessed spotlighting.

### Outside

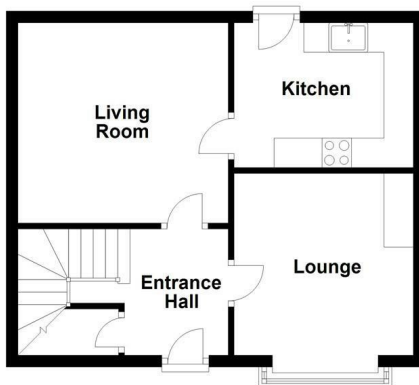
Front garden with lawn, paved area and boundary hedge. Enclosed rear garden with lawn and concrete patio. Brick shed with render pebble stone finish.



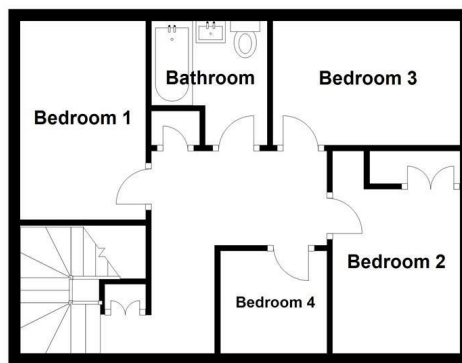




Ground Floor



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.

30 Braeside Grove, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	68
(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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