

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**38 STRANDBURN DRIVE, BELFAST,  
BT4 1NA**

**OFFERS AROUND £139,950**



A double storey extended mid terrace property in the heart of Sydenham, a fantastic first time buyer home benefiting from a new kitchen, new bathroom and new gas fired central heating in recent years.

Comprising of entrance hall to spacious lounge through to dining room. Breakfast area opening to modern kitchen, comprising of an attractive range of white gloss units, built-in oven with hob, party tiled walls and recessed spot lighting. The first floor includes three well proportioned bedrooms, generous landing with built-in robes for additional storage, leading to spacious shower room comprising of modern white suite with large walk-in shower cubicle and built-in shower.

Great accommodation for any buyer looking for a modern, easy to maintain home with low outgoings in a popular area like Sydenham, close to a vast range of amenities in both Belmont and Ballyhackamore. A must view to appreciate the extra space on offer from the double storey extension.



## Key Features

- Double Storey Extended Mid Terrace Property
- Spacious Lounge Open To Dining Area
- Modern Gloss Kitchen With A Range Of Units
- Three Good Size Bedrooms On The First Floor
- Large Shower Room With Walk In Shower Cubicle
- Gas Fired Heating & PVC Double Glazing
- Small Yard To Front And Enclosed Yard To Rear
- Walking Distance Of Sydenham Train Station



### Accommodation Comprises

#### Entrance Hall

PVC front door.

#### Living/Dining Room

19'9 x 9'7

Storage under stairs.

#### Breakfast Area

6'6 x 4'8

Open to:-

#### Kitchen

10'3 x 8'5

Excellent white gloss range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and four ring hob, plumbed for washing machine, part tiled walls, recessed spotlights, PVC back door.

#### First Floor

#### Landing

Built in robes, recessed spot lighting.

#### Bedroom 1

9'9 x 8'9

#### Bedroom 2

9'7 x 8'9

#### Bedroom 3

6'5 x 5'7

#### Bathroom

Large walk in shower cubicle wash hand basin, low flush WC, part panelled walls, gas fired boiler.

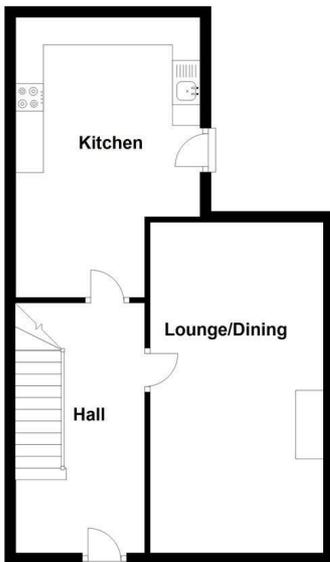
#### Outside

Enclosed rear yard.

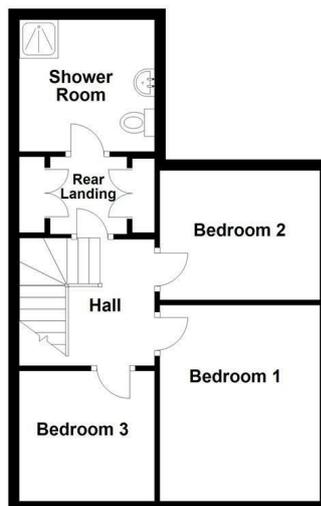




Ground Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	73
(55-68) D			
(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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