

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



**7 CLARA CRESCENT UPPER,  
BELFAST, BT5 5EQ**

**OFFERS AROUND £109,950**





This attractive three storey red brick terrace is in this popular area and offers an excellent opportunity for an investor or builder to fully refurbish and modernise.

Comprising four bedrooms, two reception rooms, kitchen and bathroom suite, this property is being sold to cash buyers only due to its current condition.

Located within a ten-minute walk of Ballyhackamore and Belmont Villages and their vast array of amenities, this property is ideally located and an internal inspection is essential to appreciate the full potential it has to offer.

**\*PLEASE NOTE: CASH OFFERS ONLY & THE PROPERTY IS BEING SOLD AS SEEN\***





## Key Features

- Attractive Red Brick Mid Terrace Property
- Popular Location Off The Beersbridge Road
- Two Reception Rooms And Kitchen
- Four Bedrooms Over Two Floors And Shower Room
- Property Priced For Full Modernisation
- Ideal For Investor & Builders
- Internal Viewing Essential
- Cash Offers Only And Sold As Seen



### Accommodation Comprises

#### Entrance Hall

Hardwood front door.

#### Lounge

13'5 x 9'6

#### Living Room

11'2 x 8'2

#### Kitchen

9'5 x 5'4

Range of cupboards, single drainer stainless steel sink unit. Plumbing for washing machine. Part tiled walls.

### First Floor

#### Bedroom 1

11'9 x 10'9

#### Bedroom 2

11'3 x 6'7

#### Bathroom

White suite comprising panelled bath, low flush WC and pedestal wash hand basin.

### Second Floor

#### Bedroom 3

12'0 x 11'0

#### Bedroom 4

11'4 x 6'9

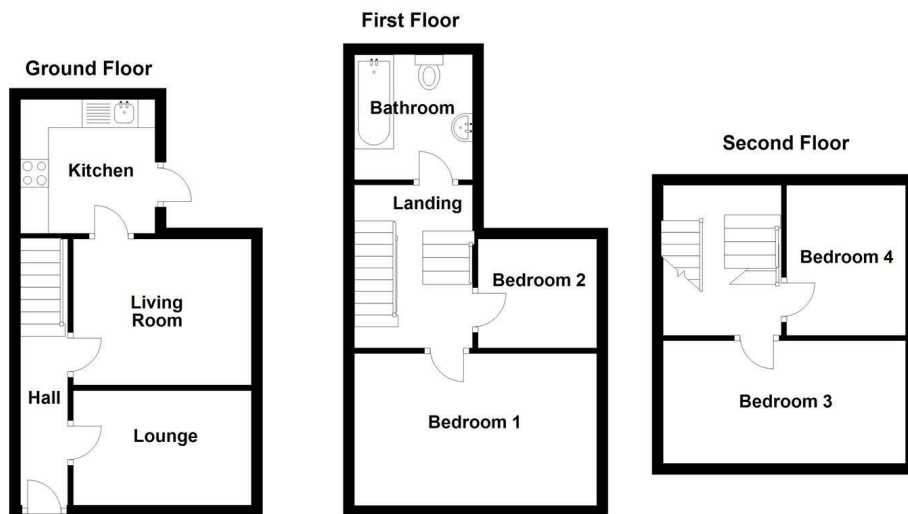
Velux window.

#### Outside

Enclosed yard.







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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		
	<b>11</b>	<b>36</b>
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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