

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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BT4 3EX

028 9047 1515

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**46 EASTLEIGH DALE, BELFAST,
BT4 3DT**

OFFERS AROUND £169,950



Located in this quiet cul-de sac just off Eastleigh Drive in Ballyhackamore, this attractive townhouse is an ideal opportunity for a first-time buyer or retiree to acquire a home of their own in this excellent location.

Comprising open plan lounge/dining room with attractive tiled fireplace and storage cupboard under stairs, fitted kitchen with partly tiled walls and access to the rear, the property further boasts three bedrooms and a shower room, and benefits from gas fired central heating, double glazed windows plus off street parking and a private paved garden to the rear.

Located in the heart of Ballyhackamore, close to its range of shops, restaurants and the Glider Bus System into Belfast City Centre, this property has been priced for some updating an internal inspection is essential to fully appreciate all this fine home has to offer.



Key Features

- An Excellent Terrace Property In The Heart Of Ballyhackamore
- Open Plan Lounge With Fireplace, Open To Dining Area
- Fitted Kitchen With Part Tiled Walls And Access To Rear
- Three Bedrooms And A Shower Room To First Floor
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Off Street Parking And Private Paved Garden To Rear
- Convenient Location Close To A Range Of Local Amenities
- Ideal Purchase For A Downsizer Or First Time Buyer



Accommodation Comprises

Entrance Hall

Living Room

13'7 x 11'0

Tiled fireplace and hearth, storage under stairs, open to:-

Dining Room

10'0 x 7'5

Kitchen

9'9 x 6'8

Range of high and level units, single drainer stainless steel sink unit, cooker space, plumbed for washing machine, part tiled walls.

First Floor

Bedroom 1

11'5 x 7'3

Range of built in robes.

Bedroom 2

10'0 x 8'0

Range of built in robes.

Bedroom 3

7'9 x 6'8

(at widest points) Cupboard with gas boiler.

Shower Room

White suite comprising shower cubicle, pedestal wash hand basin, low flush WC, fully tiled walls.

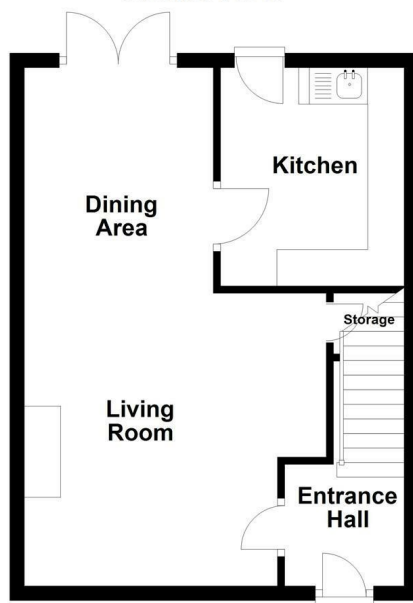
Outside

Patio to rear, access to car park, outside tap.

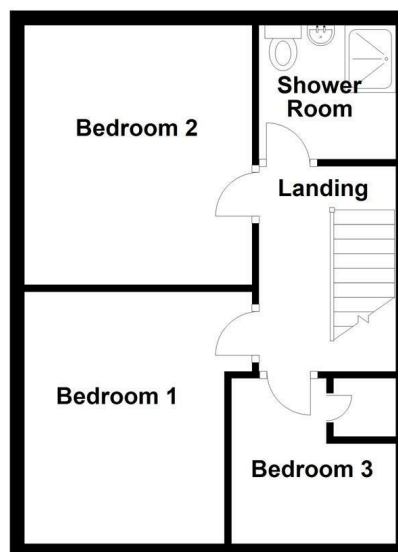




Ground Floor



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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	67	71
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.

ULSTERPROPERTYSALES.CO.UK

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