



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**318 MELFORT DRIVE, BELFAST,  
BT5 7FF**

**OFFERS AROUND £124,950**





Welcome to this attractive mid-terrace house located at 318 Melfort Drive in the sought-after area off the Kings Road, Belfast. This charming property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you will find a good-sized living room with fully tiled floor and sliding door to conservatory, which provides an abundance of natural light.

The property benefits from PVC double glazing throughout, and gas heating system and additionally, to the rear of the property, you will find a garage offering extra storage space or the potential for a workshop, catering to various needs. The surrounding area offers many local amenities, schools, and parks within easy reach, making it a convenient choice for families and professionals alike.

This home presents a wonderful opportunity to enjoy comfortable living in a vibrant community. Do not miss the chance to make this delightful property your own.





## Key Features

- Well Presented Terrace Property In The Tullycarnet Area
- Spacious Living Room And Conservatory
- Modern Kitchen With An Excellent Range Of High And Low Level Units
- Gas Fired Central Heating, Underfloor Heating To The Ground Floor And Double Glazed Windows
- Three Well Proportioned Bedrooms
- Shower Room Located On The First Floor
- Garden To Front And Garage To Rear With An Enclosed Yard
- Convenient Location Close To A Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

PVC front door and tiled flooring.

#### Living Room

13'9 x 11'7

Tiled flooring and under floor heating. Doors to:

#### Conservatory

Tiled flooring and under floor heating.

#### Kitchen/Dining Area

19'0 x 13'9

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven, five ring hob, plumbed for washing machine, PVC back door, fully tiled flooring, recessed spotlighting, tongue and groove ceiling.

#### First Floor

#### Landing

#### Bedroom 1

14'8 x 8'0

Built-in cupboard.

#### Bedroom 2

8'8 x 6'2

Built-in wardrobe, laminate wood strip flooring.

#### Bedroom 3

14'0 x 8'8

#### Shower Room

White suite comprising large shower cubicle, pedestal wash hand basin, low flush wc, fully tiled walls and fully tiled flooring.

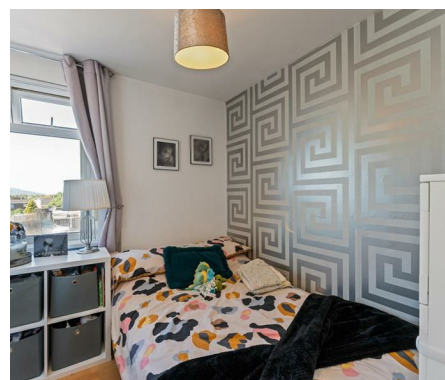
#### Outside

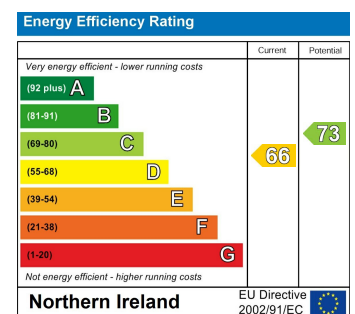
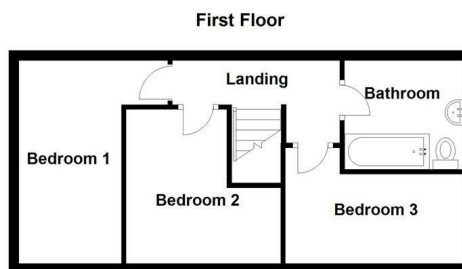
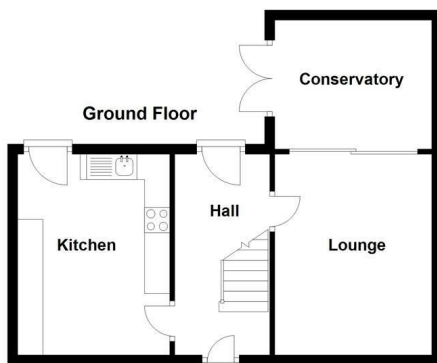
Garden in lawn to front. Enclosed yard to rear.

#### Garage

18'0 x 8'0

Roller shutter door.





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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