

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**116 HYNDFORD STREET, BELFAST,  
BT5 5JG**

**OFFERS AROUND £139,950**



An excellent mid terrace property within the ever popular Bloomfield area, completely renovated in recent years, and ideal for first time buyers within a convenient location to many popular amenities.

Comprising open plan lounge/dining room, with attractive wood laminate flooring. Recently fitted kitchen comprising range of high gloss units, partly tiled walls and matching wood laminate flooring. The first floor offers two well proportioned bedrooms, including principle bedroom with brick feature wall. Recently fitted luxury bathroom with rainfall shower over bath, partly tiled walls and recessed spotlighting. Additionally, the property offers great storage space with a slingsby ladder leading to partly floored roofspace, recently fitted new gas fired central heating, and modern PVC double glazed windows.

Offering modern accommodation, this property is excellent for first time buyers offering a great location convenient to both Ballyhackamore and the ever popular express Glider bus service into Belfast city centre.



## Key Features

- Excellent Mid Terrace Property In A Popular Location
- Open Plan Lounge/Dining Room With Laminate Flooring
- Recently Fitted Kitchen With High Gloss Units
- Two Well Proportioned Bedrooms To First Floor
- Luxury Bathroom With Rainfall Shower Over Bath
- Recently Fitted Gas Heating & uPVC Double Glazing
- Convenient Location Close To A Range Of Amenities
- Ideal First Time Buyer Home Or Investment Property



### Accommodation

#### Comprises:

#### Entrance Hall

Wood laminate flooring.  
Open to -

#### Lounge/Dining

22'8" x 10'2"

Wood laminate flooring.

#### Kitchen

14'8" x 5'11"

Luxury range of 'grey gloss' high and low level units with wood effect work surfaces, inset single drainer sink unit with mixer taps, built in under oven, ceramic hob, extractor hood, partly tiled walls, wood laminate flooring and recessed spotlighting.

#### First Floor

#### Landing

Access to floored roofspace via Slingsby type ladder.

#### Bedroom 1

13'4" x 9'7"

#### Bedroom 2

10'0" x 8'0"

### Bathroom

New white suite comprising panelled bath with built-in overhead shower, shower screen, tiled splashback, pedestal wash hand basin with mixer taps, low flush wc and recessed spotlighting.

### Roofspace

Strengthened, fully floored and light.

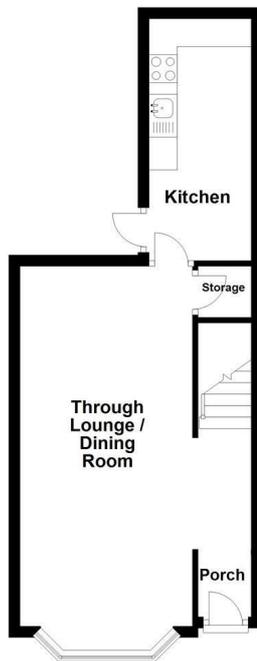
### Outside

Enclosed rear yard.





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		55	58
(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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