

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 RODDENS CRESCENT, BELFAST, BT5 7JN**

**OFFERS AROUND £219,950**



Beautifully presented throughout, this attractive extended semi-detached home offers excellent family accommodation in a convenient and popular location.

Comprising bright and spacious reception hall with original wooden flooring and a cloakroom with WC, comfortable lounge with laminate flooring, living room with an attractive sanded floor and an extended fitted kitchen with integrated appliances and breakfast area. On the first floor the property further benefits from three bedrooms and a fully tiled luxury white shower room.

Outside the property offers a good driveway that leads to a detached garage which includes plumbing for a washing machine. Additionally a well cared for garden in lawn and a private paved garden to the rear.

Ideal for a first time buyer, young couple or family, this well cared for home can only be appreciated fully upon an internal inspection.



## Key Features

- Extended Red Brick Semi Detached Home In Popular Location
- Two Bright Reception Rooms, Living Room With Solid Floor
- Three Bedrooms And Luxury Shower Room To First Floor
- Private Paved Garden To Rear With Boundary Fencing
- Spacious Reception Hallway With Ground Floor Toilet Suite
- Kitchen With Integrated Appliances And Breakfast Area
- Lawn To Front, And Driveway Leading To Detached Garage
- Convenient Location Close To A Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Solid wood strip floor, cloaks cupboard and cloakroom comprising low flush WC, wash hand basin.

#### Lounge

13'2 x 10'9

Laminate strip wood floor.

#### Living Room

12'3 x 12'0

Sanded varnished solid wood floor.

#### Kitchen/Breakfast Area

17'3 x 8'9

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and four ring gas hob, integrated fridge freezer, integrated dishwasher, part tiled walls, fully tiled floor.

#### First Floor

##### Landing

Slingsby type ladder giving access to:-

##### Roofspace

Floored and light.

##### Bedroom 1

13'5 x 10'9

Range of built in robes.

##### Bedroom 2

12'2 x 11'0

##### Bedroom 3

9'1 x 8'3

#### Shower Room

White suite comprising large shower cubicle, low flush WC, pedestal wash hand basin, storage cupboard, gas boiler, fully tiled walls, fully tiled floor, recessed spot lighting.

#### Outside

Driveway to front and attractive garden with lawn. Large paved garden to rear.

#### Garage

19'5 x 8'9

Roller shutter door, plumbed for washing machine, light and power.













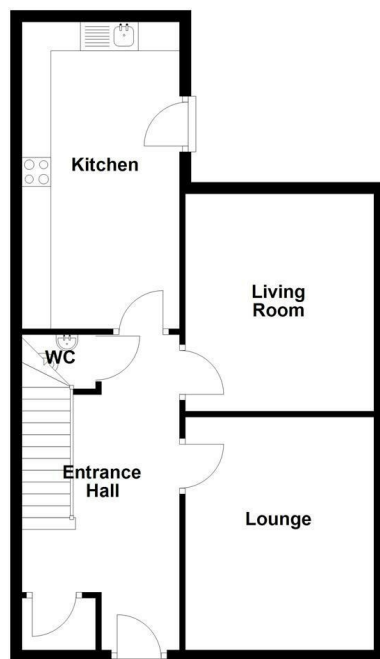




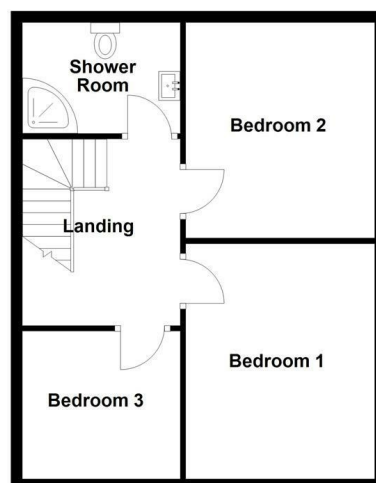




Ground Floor



First Floor



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>Northern Ireland</b>	67	69
		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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