



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**43 CLARENDON AVENUE,  
BELFAST, BT5 5JT**

**OFFERS AROUND £139,950**





An excellent mid terrace property, including modern kitchen and bathroom, situated in the popular Bloomfield area, close to Ballyhackamore and easy access to Belfast city centre.

The accommodation comprises entrance hall with wood laminate flooring, through lounge dining room to include fireplace with gas fire, and wood laminate flooring. Modern kitchen comprising range of units with built-in oven and ceramic hob, integrated fridge freezer and partly tiled walls. The first floor includes three well proportioned bedrooms, two with wood laminate flooring, and one bedroom with full length range of built-in wardrobes. Modern bathroom comprising electric shower over bath, chrome feature radiator and PVC wall cladding, laminate flooring and recessed spotlighting.

The outside includes a small front and enclosed rear yard, located in a popular area for first time buyers and small families enjoying the popular amenities within walking distance, in both Ballyhackamore village and Connswater retail park. A great property for a variety of buyers wanting easy access to Belfast city centre.





## Key Features

- Excellent Mid Terrace Property In Popular Location
- Through Lounge Dining Room With Fireplace
- Modern Kitchen With Integrated Hob & Fridge Freezer
- Three Good Size Bedrooms, One With Built-In Wardrobes
- Modern Bathroom With Electric Shower Over Bath
- Gas Fired Central Heating & uPVC Double Glazing
- Convenient Location Close To A Range Of Amenities
- Ideal Purchase For A Wide Variety Of Buyers



## Accommodation Comprises

### Entrance Hall

Wood laminate floor, cupboard under stairs.

### Through Lounge/Dining Room

22'0 x 9'5

Cast iron fireplace with gas fire and carved wood surround, wood laminate floor.

### Kitchen

12'0 x 7'2

Modern range of high and low level units, granite effect work surfaces, inset single drainer sink unit with mixer tap, built in under oven, ceramic hob with stainless steel splashback and stainless steel extractor hood, integrated fridge freezer, part tiled walls.

### First Floor

### Landing

### Bedroom 1

9'6 x 9'5

Wood laminate floor.

### Bedroom 2

9'8 x 9'5

Full length range of built in robes with sliding mirror doors, wood laminate floor.

### Bedroom 3

6'3 x 5'6

Solid wood floor.

### Bathroom

Modern white suite comprising panelled bath with mixer tap, telephone shower, electric shower and shower screen, vanity unit with mixer tap, low flush WC, chrome radiator, Pvc wall cladding, laminate floor, recessed spotlighting.

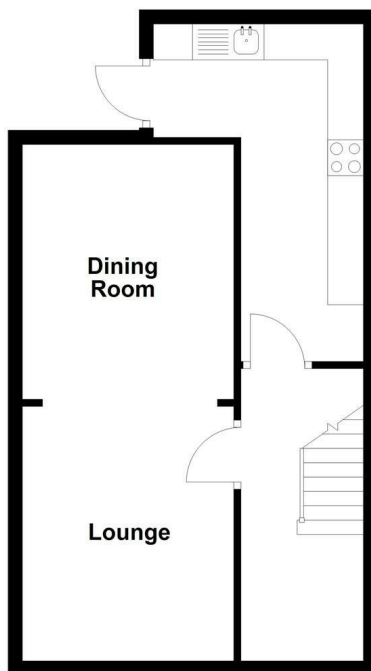
### Outside

Small front and enclosed rear yard.

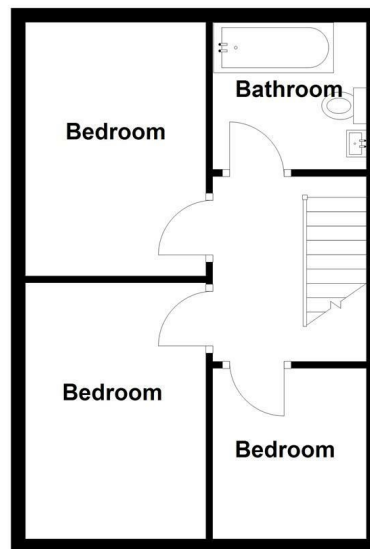




**Ground Floor**



**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>                            | 59      | 62                      |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| 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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