

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 OAKDENE PARADE, BELFAST,
BT4 1LB**

OFFERS AROUND £129,000



Situated in the popular Sydenham area, 4 Oakdene Parade is a delightful terrace house offering a perfect blend of comfort and convenience.

With a well designed layout, the ground floor offers a good size lounge with mock fireplace and kitchen with a range of units, marble effect work surfaces and dining area. On the first floor, two well proportioned bedrooms, one with double built-in wardrobes with sliding mirror doors, and a bathroom with fully tiled walls and PVC panel ceiling. Outside offers a small paved area to front, enclosed yard to rear, and leads to a South facing concrete area, a perfect space to create a BBQ/entertainment area.

This property is ideally located with many local amenities and transport links within walking distance, making it an excellent choice for first time buyers and commuters, or an ideal investment opportunity. View now to avoid disappointment!



Key Features

- Excellent Mid Terrace Property In A Popular Location
- Good Size Lounge With Mock Fireplace
- Kitchen With Range Of Units And Dining Space
- Two Bedrooms, One With Built-In Wardrobe
- Bathroom Suite With Fully Tiled Walls
- Yards To Front And Rear, And South Facing Concrete Area
- Oil Fired Central Heating And uPVC Double Glazing
- Convenient Location Close To A Range Of Amenities



Accommodation Comprises

Entrance Hall

Lounge

13'4 x 10'2

(into bay) Mock fireplace with electric fire.

Kitchen/Dining

13'5 x 8'2

Range of high and low level units, marble effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker, plumbing for washing machine, part tiled walls, timber panel ceiling, cupboard under stairs.

First Floor

Landing

Bedroom 1

13'4 x 11'1

Including double built-in wardrobe with sliding mirror doors.

Bedroom 2

8'3 x 7'3

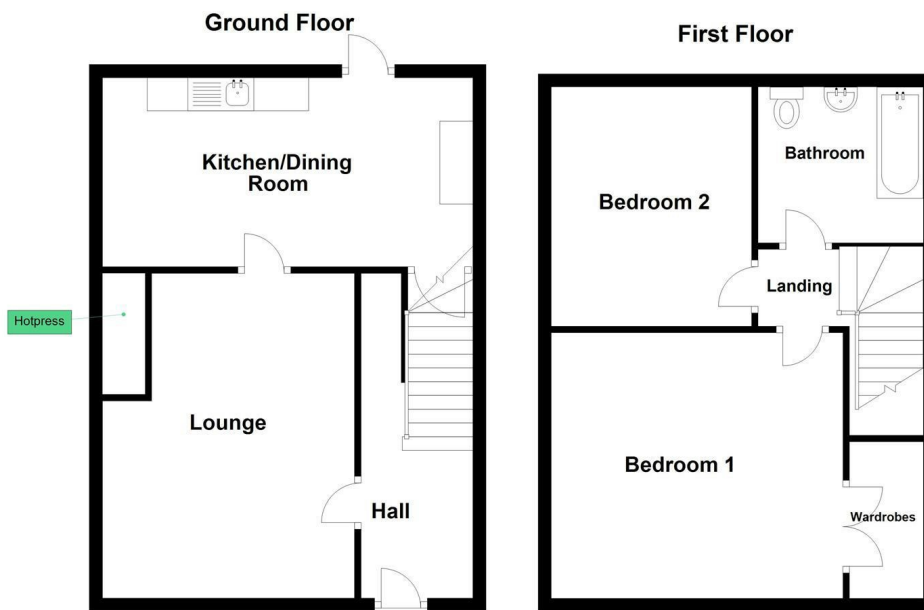
Bathroom

Coloured suite comprising panelled bath with mixer tap, telephone shower, pedestal wash hand basin, high flush WC, fully tiled walls, PVC panel ceiling.

Outside

Small front yard. Enclosed rear yard with boiler house, oil fired boiler and oil storage tank, leading to South facing rear concrete area.





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		
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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