



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 RIBBLE STREET, BELFAST, BT4  
1HW**

**OFFERS AROUND £109,950**



An excellent, well presented first floor apartment in a popular, convenient location.

Comprising of two bedrooms, lounge open plan to fully fitted kitchen with appliances, white bathroom with electric shower, gas fired central heating and uPVC double glazing, and off street parking to front, this property offers easy to maintain accommodation within a fantastic location, close to a vast array of amenities such as Connswater Shopping Centre, Belfast City Airport and major schools, and with excellent transport links into the City Centre, this is an ideal first time buyer home or investment opportunity.



## Key Features

- Excellent First Floor Apartment In Popular Location
- Good Size Lounge Open To Kitchen
- Fully Fitted Kitchen With Tiled Floor
- Two Well Proportioned Bedrooms
- White Bathroom Suite With Shower Over Bath
- Gas Central Heating & uPVC Double Glazing
- Designated Car Parking & Rear Garden
- Convenient Location Close To A Range Of Amenities



## Accommodation Comprises

### Communal Entrance Hall

Staircase to first floor 1st floor.

### Entrance Hall

Wood laminate floor.

### Lounge/Dining Room

15'9" x 15'0"

Wood laminate floor. Open to:

### Kitchen

8'11" x 7'0"

Modern range of high and low level units, granite effect work surfaces, tiled splashback, inset single drainer stainless steel sink unit with mixer taps, gas boiler, tiled floor.

### Bedroom 1

10'2" x 10'1"

Wood laminate floor.

### Bedroom 2

11'11" x 6'6"

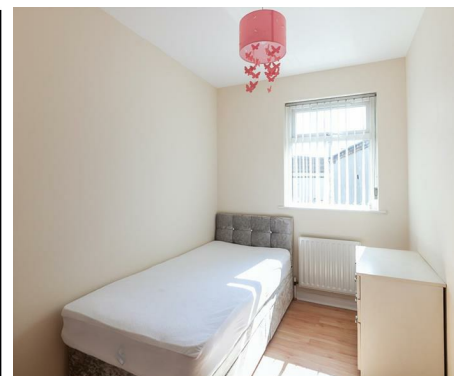
Wood laminate floor. Linen cupboard.

## Bathroom

White suite comprising panelled bath with electric shower and telephone hand shower, pedestal wash hand basin, tiled splashback, low flush WC, extractor fan.

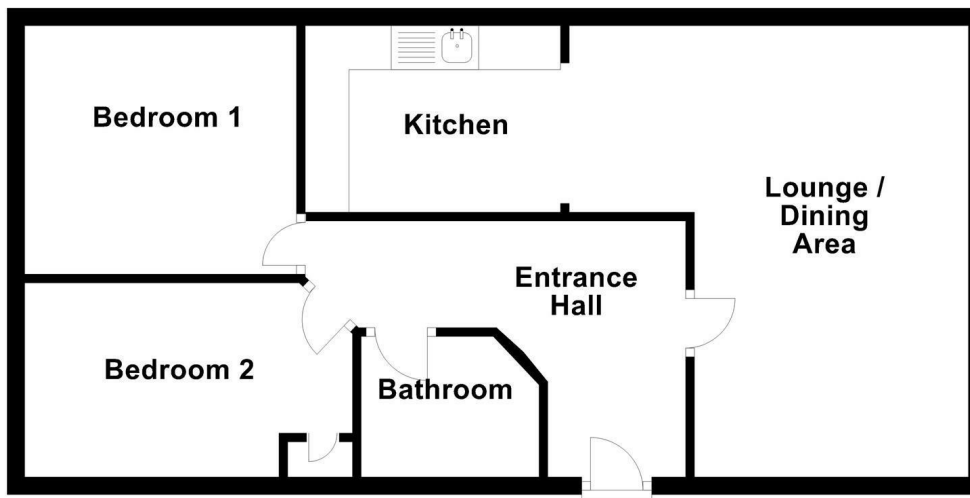
## Outside

Tarmac driveway to front, rear garden in lawn.





## 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>	73	77
(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		
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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark