



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 BRANIEL CRESCENT, BELFAST,
BT5 7JW**

OFFERS AROUND £139,950



An attractive mid terrace house situated in a highly sought after area of Belfast. This delightful property boasts a well proportioned living room and spacious kitchen, complete with a dining area, providing an ideal space for modern living.

The home also offers a family bathroom and three comfortable bedrooms, offering ample space, and a family bathroom. Furthermore, a lovely garden to the rear, which is laid in lawn and patio, providing outdoor space.

Benefiting from gas fired heating and double glazed windows, and located in a popular neighbourhood, 20 Braniet Crescent is close to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. Early viewing comes highly recommended!

Key Features

- Excellent Mid Terrace Property In Popular Location
- Well Proportioned Living With Laminate Flooring
- Kitchen With Dining Area And Door To Rear
- Three Well Proportioned Bedrooms
- Bathroom With Fully Tiled Walls And Flooring
- Gas Central Heating And PVC Double Glazing
- Good Size Gardens To Front And Rear
- Convenient Location Close To A Range Of Amenities



Accommodation Comprises

Entrance Hall

Living Room

14'7 x 11'4

Laminate strip wood flooring.

Kitchen/Dining

19'3 x 10'2

Range of high and low level units, single drainer stainless steel sink unit, space for cookier, plumbed for washing machine, part tiled walls, gas boiler, PVC back door.

First Floor

Bedroom 1

12'2 x 11'3

Laminated strip wood flooring.
Built-in cupboard.

Bedroom 2

15'2 x 8'7

Laminated strip wood flooring.
Built-in cupboard.

Bedroom 3

9'0 x 8'2

Laminated strip wood flooring.

Bathroom

White suite comprising panelled bath with handheld shower, vanity unit, low flush WC, towel rail, fully tiled walls.

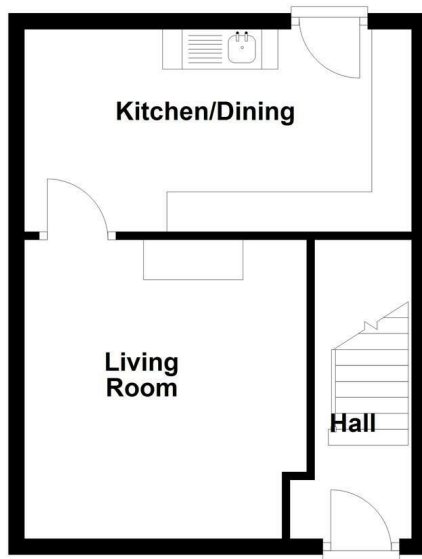
Outside

Attractive garden to front with lawn.
Patio to rear with garden in lawn.

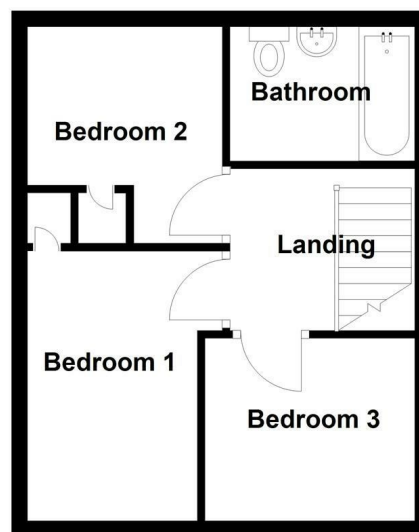




Ground Floor



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	68	68
(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.

ULSTERPROPERTYSALES.CO.UK

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