

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



9 BRENTWOOD PARK, BELFAST, BT5 7LQ

OFFERS AROUND £199,950

This beautifully refurbished and extended semi-detached house is located just off the Ballygowan Road, Castlereagh, and offers a perfect blend of modern living and comfort.

The property offers a spacious attractive living room leading to a stunning open plan kitchen which boasts a stylish centre island, a comprehensive range of integrated appliances and opens to a large dining area, with high quality water resistant timber laminate flooring throughout, and the rear garden via patio doors. Adjacent to the kitchen, the rear hallway includes a convenient cloakroom with a WC, as well as access to the garage, enhancing the practicality of the home. On the first floor, you will find two generously sized bedrooms, and a well appointed family bathroom. Outside, the property benefits from excellent parking facilities, accommodating up to three vehicles, along with well-maintained gardens that offer a delightful outdoor space for relaxing and entertaining.

As part of the extensive refurbishment works, the property has been fully rewired and insulated, plus a gas conversion, new windows, and new heating and plumbing system. This presents a wonderful opportunity for those seeking a low maintenance, stylish and functional home in a sought after location. With its modern features, and spacious layout, it is sure to appeal to a variety of buyers. Early viewing comes highly recommended!



Key Features

- Excellent Extended Semi-Detached Property In Popular Location
- Open Plan Kitchen With Integrated Appliances And Large Dining Area
- Two Generous Bedrooms And Family Bathroom On First Floor
- Driveway To Front, And Good Sized Rear Garden With Patio Area
- Spacious Living Room With High Quality Water Resistant Timber Laminate
- Rear Hallway With Downstairs Toilet And Convenient Access To Garage
- Gas Central Heating & New uPVC Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities And Transport Routes



Accommodation Comprises

Entrance Hall

Storage under stairs. Laminate strip wood flooring.

Living Room

20'0 x 9'8

Wired for TV behind mirror. Laminate strip wood flooring.

Kitchen/Dining Room

16'5 x 11'6

Excellent range of high and low level units, stainless steel oven and ceramic hob, integrated fridge/freezer, dishwasher and washing machine, centre island and breakfast bar. Laminate strip wood flooring, recessed spotlighting. PVC double doors to rear.

Rear Hall

Cloakroom

Low flush WC and vanity unit. Access to garage.

Garage

11'2 x 9'2

Roller shutter door. Gas boiler. Electric points. Plumbing for washing machine.

First Floor

Bedroom 1

12'5 x 10'8

Plus dressing area. TV and aerial points on wall.

Bedroom 2

9'0 x 9'0

Bathroom

White suite comprising panelled bath with handheld shower and overhead shower, vanity unit, and low flush WC. Part tiled walls, fully tiled floor, recessed spotlighting, towel rail.

Outside

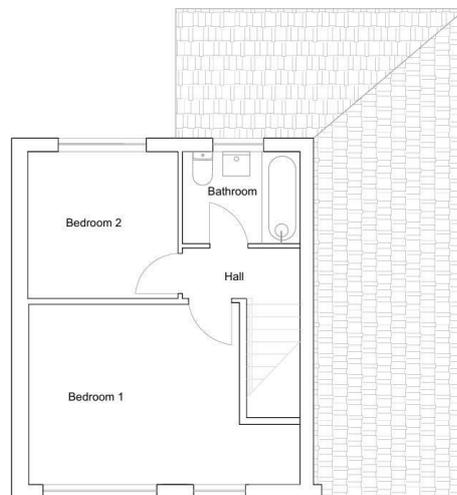
Parking/driveway to front. Gardens to front and rear. (Rear garden has been extended and newly sown)











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	75	75
	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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