

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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BT4 3EX

028 9047 1515

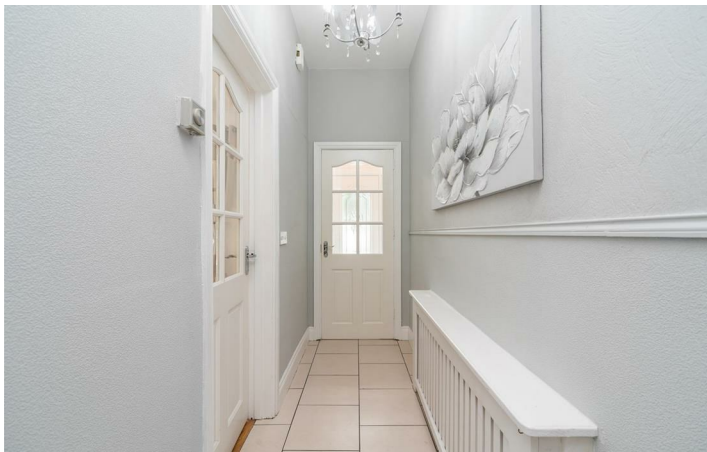
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**78 MOUNTPOTTINGER ROAD,
BELFAST, BT5 4LP**

OFFERS OVER £174,950



A deceptively spacious, red brick terraced property in the heart of Short Strand, convenient to many local amenities, not to mention easy access to Belfast city centre, ideal for families.

The accommodation includes a generous entrance hall with ceramic tiled flooring, good size lounge, open to dining room, with attractive wood laminate flooring. Rear entrance hall with an excellent fully tiled shower room, comprising walk-in shower area with built-in rainfall shower, and attractive tiling. Furthermore, the rear entrance hall leads to a fully fitted kitchen with built-in oven and ceramic hob, partly tiled walls, porcelain tiled flooring and recessed spotlighting.

The first floor includes three bedrooms, including master bedroom with full length range of built-in wardrobes and two bedrooms with wood laminate flooring. Furthermore, bathroom comprising white suite with separate bath, vanity unit, partly tiled walls and ceramic tiled flooring. The second floor includes a further two bedrooms, one with a dormer window and one with velux window.

Situated on the popular Mountpottinger Road, and including a good size enclosed rear yard, this property will appeal to many families needing lots of space and a convenient location to many schools and major bus routes.



Key Features

- Excellent Red Brick Terrace Property In A Popular Location
- Spacious Lounge Open To Dining Room With Laminate Flooring
- Modern Kitchen With Built-In Oven And Porcelain Tile Flooring
- Fully Tiled Shower Room Off Rear Hall On Ground Floor
- Bathroom To First Floor With Ceramic Tiled Flooring
- Three Bedrooms To First Floor And Two Bedrooms To Second
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Enclosed Entrance Porch

Ceramic tiled flooring.

Entrance Hall

Lounge

12'5 x 11'4

Wood laminate flooring. Open to:

Dining Room

12'7 x 9'2

Wood laminate flooring.

Rear Hall

Porcelain tiled flooring.

Shower Room

Fully tiled with built-in shower with rainfall shower, wash hand basin with mixer tap, low flush WC, fully tiled walls, ceramic tiled flooring, extractor fan.

Kitchen

10'9 x 8'3

Modern range of high and low level units, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, gas fired boiler, space for fridge freezer, part tiled walls, porcelain tiled flooring, recessed spotlighting.

First Floor

Landing

Bedroom 1

16'5 x 11'7

Range of built-in wardrobes with sliding mirrored doors. Wood laminate flooring.

Bedroom 2

10'2 x 9'4

Wood laminate flooring.

Bedroom 3

8'4 x 6'1

Bathroom

White suite comprising panelled bath with mixer tap, telephone shower, vanity unit with mixer tap, low flush WC, part tiled walls, ceramic tiled flooring, chrome feature radiator, hot press.

Second Floor

Landing

Bedroom 4

16'4 x 11'5

Dormer window.

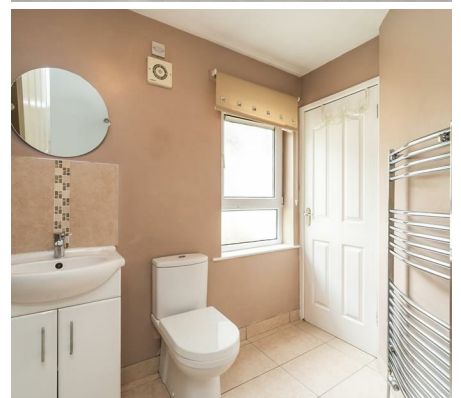
Bedroom 5

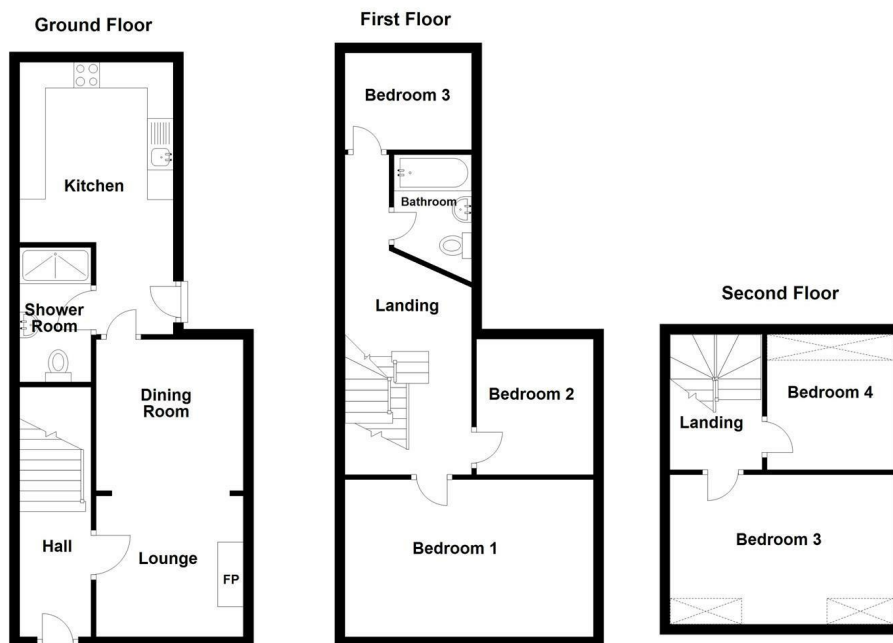
10'2 x 4'4

Velux window.

Outside

Good size enclosed yard to rear.





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.

ULSTERPROPERTYSALES.CO.UK

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