

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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028 9047 1515

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NETWORK STRENGTH - LOCAL KNOWLEDGE



3 HOLLAND GARDENS, BELFAST, BT5 6EG

OFFERS AROUND £214,950

An attractive red brick semi-detached property in the heart of Ballyhackamore, offering great accommodation and amazing convenience to an array of local amenities, and a short walk to the nearest Glider stop allowing for quick and easy access straight into the City Centre.

The accommodation comprises a bright and airy open plan layout with an open entrance hall leading straight into a good-sized living room, both with solid wood flooring, and open to a bright and spacious dining / kitchen, with of range of units, partly tiled walls and tiled flooring.

The first floor offers two well-proportioned bedrooms, both with laminate flooring and a shower room comprising shower cubicle, wash hand basin, low flush W.C, and panelled walls. Other benefits include PVC double glazing and oil fired central heating.

The outside areas include paved front and rear gardens with a driveway to side, the rear patio garden offering a southerly aspect and could be landscaped to suit the new buyers requirements.

Located in a hugely popular residential area, this property offers real potential for many buyers to add their own stamp of approval to create their own ideal home and we can recommend an internal inspection to fully appreciate all this property has to offer.



Key Features

- Attractive Red Brick Semi-Detached Home
- Fitted Kitchen Open Plan To Dining Area
- Oil Fired Central Heating And uPVC Double Glazing
- Private Decked Patio Area To The Rear
- Bright Living Room With Wooden Flooring
- Two Bedrooms And Shower Room
- Driveway To Front For Two Cars
- Ideal Downsizer Or First Time Buyer Home



Accommodation Comprises

Entrance Hall

Solid wood flooring. Open to:

Living Room

12'0 x 9'3

Solid wood flooring.

Kitchen/Dining

15'3 x 11'2

Range of high and low level units, oven and ceramic hob, plumbing for dishwasher, part tiled walls, fully tiled floor.

First Floor

Bedroom 1

15'7 x 10'0

Laminate strip wood flooring.

Bedroom 2

11'2 x 9'4

Laminate strip wood flooring.

Shower Room

Shower cubicle comprising pedestal wash hand basin, low flush WC, panelled walls and towel rail.

Outside

Decking area to rear. PVC oil tank. Outhouse with plumbing for washing machine, access to shed and oil fired boiler.





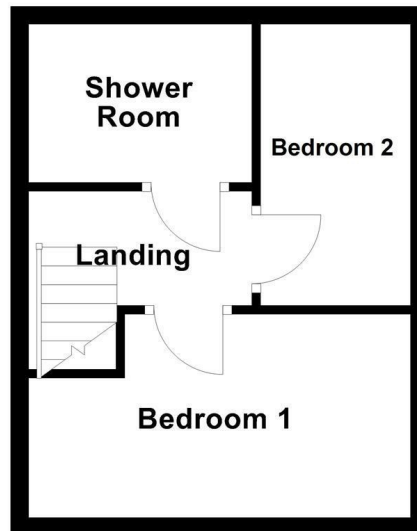
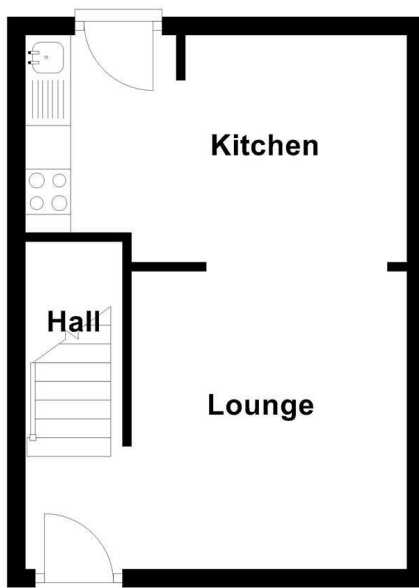






First Floor

Ground Floor



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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