

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 LARKFIELD GARDENS, BELFAST, BT4 1QR**

**OFFERS AROUND £189,950**

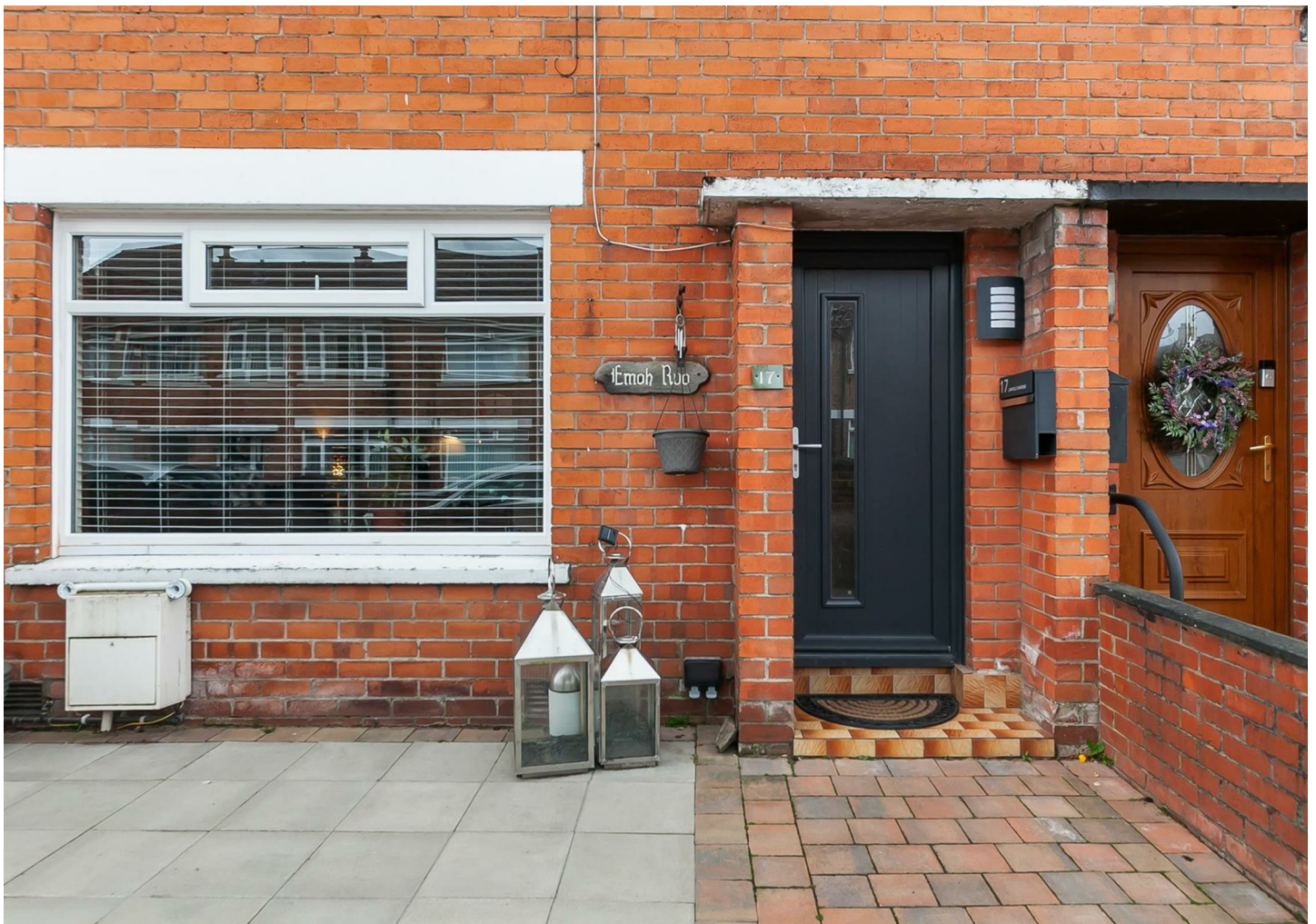


Beautifully presented and deceptively spacious, extended mid terrace home offering four well proportioned bedrooms, including ground floor bedroom with luxury en-suite.

In recent years, this home benefits from vast improvements throughout by the current owners, including a complete rewire and replumbing, new PVC double glazed windows, new gas fired boiler, luxury kitchen with dining area and attractive lounge with new multi-fuel burning stove. Overall, the accommodation flows really well from the lounge, with wood laminate flooring and recessed spotlighting, opening to dining kitchen which then leads on to a spacious rear entrance porch, and principal bedroom with wood laminate flooring, large sliding patio doors, and luxury en-suite shower room.

The first floor offers a further three well proportioned bedrooms, all with built-in robes and wood laminate flooring. Family bathroom comprising modern white suite with built-in rainfall shower over bath, attractive vanity unit and feature wall mounted radiator, PVC wall cladding and wood laminate flooring. Additionally, there is access from the landing to a partly floored roofspace with slingsby ladder and gas fired boiler.

The outside includes a brick paved area to front, enclosed rear yard with hot and cold outside tap, both with outside sockets. Situated within the popular Sydenham area and benefiting from a cul-de-sac position, this is a fantastic property offering so much extra accommodation, and presented to a high standard, perfect for first time buyers or families wanting to be close to many popular amenities.



## Key Features

- Beautifully Presented Extended Mid Terrace Property In Popular Location
- Rear Hall Leading To Ground Floor Bedroom With En-Suite Shower Room
- Family Bathroom With Rainfall Shower Over Bath And Wood Laminate Floor
- Paved Areas To Both Front And Rear, Both With Outside Power Sockets
- Spacious Lounge Leading To Luxury Dining Kitchen With Built-In Appliances
- Three Well Proportioned Bedrooms To First Floor, All With Built-In Wardrobes
- Recently Rewired, Replumbed, New PVC Windows & New Gas Boiler
- Convenient Location Close To A Wide Range Of Amenities & Bus Routes



## Accommodation Comprises

### Entrance Hall

Wood laminate floor.

### Lounge

13'8 x 13'7

(at widest points) Hole in wall feature fireplace with wood burning stove, wood laminate floor, recessed spot lighting, open to single storey extension.

### Dining/Kitchen

17'0 x 9'5

Modern range of high and low level units, wood effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built in under oven, gas hob, copper splashback, integrated extractor hood, stainless steel splashback, wood laminate floor, recessed spotlighting, open to dining area.

### Rear Entrance Porch

Wood laminate floor, cloaks cupboard.

### Bedroom 1

11'2 x 9'8

Wood laminate floor. Large sliding patio doors.

### Ensuite Shower Room

Modern white suite comprising large walk in shower cubicle, electric shower with rainfall shower and hand held shower, sliding shower door, vanity unit with mixer tap, low flush WC, Pvc wall cladding, Pvc panelled ceiling, plumbed for washing machine.

### First Floor

#### Landing

Access to roofspace.

#### Bedroom 2

12'5 x 9'9

(at widest points) Wood laminate floor, double built-in wardrobe.

#### Bedroom 3

9'9 x 9'6

Wood laminate floor, built-in wardrobe.

#### Bedroom 4

9'4 x 6'8

Wood laminate flooring. Built-in wardrobe.

### Bathroom

Modern white suite comprising panelled bath, built in rainfall shower and hand held shower, shower screen, vanity unit with mixer tap, low flush WC, feature radiator, Pvc wall cladding, wood laminate floor, Pvc panelled ceiling, recessed spotlighting, extractor fan.

### Roofspace

Slingsby type ladder to partly floored roofspace with gas boiler.

### Outside

Front garden laid with brick paving,

outside socket, enclosed rear yard with outside sockets, hot and cold outside tap.













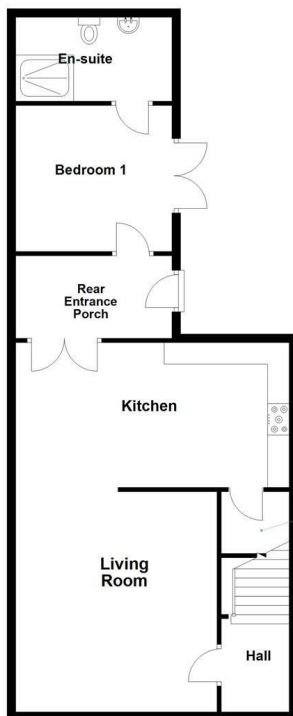




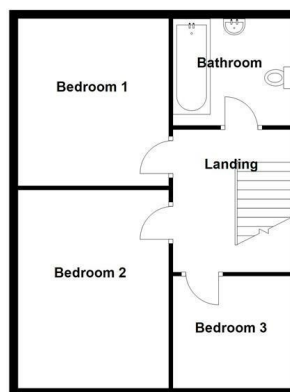




Ground Floor



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>		
(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		
<b>Northern Ireland</b>	74	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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