

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

**028 9047 1515**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 WANDSWORTH COURT,  
BELFAST, BT4 3GD**

**OFFERS AROUND £139,950**





This ground floor apartment is an excellent opportunity for a first time buyer, landlord or downsizer to purchase an easily managed property in a fantastic location within walking distance to Ballyhackamore, and its great range of shops, restaurants and the Glider Bus System.

Comprising good sized living room, attractive fitted kitchen with a range of high and low level units and built-in oven and hob, two bedrooms and a bathroom suite with Mira shower over bath, the property further benefits from gas fired central heating and uPVC windows.

Outside, the property benefits from parking to the front and a private patio to the rear. Early viewing is recommended to appreciate fully all this property has to offer.



## Key Features

- Attractive, Well Cared For Ground Floor Apartment
- Good Sized Living Room, Leading To Fitted Kitchen
- Two Bright And Spacious Bedrooms
- White Bathroom Suite With Shower Over Bath
- Gas Fired Central heating & uPVC Double Glazing
- Private Patio To The Rear And Parking To Front
- Close To The Glider Bus System & Ballyhackamore
- Ideal For A Wide Range Of Purchasers



## Accommodation Comprises

### Entrance Porch

### Living Room

16'6 x 9'7

### Kitchen

9'9 x 8'7

Range of high and low level units, gas boiler, breakfast bar, plumbing for washing machine, part tiled walls.

### Rear Hall

Storage under stairs.

### Bedroom 1

10'3 x 7'0

### Bedroom 2

15'4 x 7'9

### Bathroom

Panelled bath with Mira shower over, pedestal wash hand basin, low flush WC. Fully tiled walls.

### Outside

Driveway to front. Patio to rear.

## Additional Information

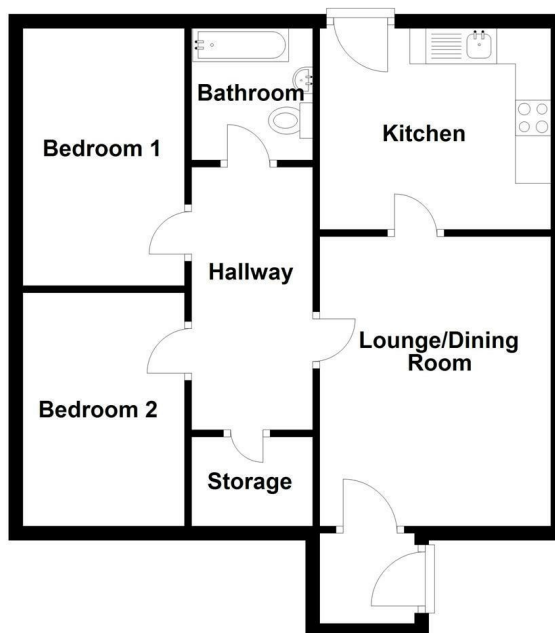
Please note there is no management company present. There are no communal areas to manage but lenders tend to be wary.







Ground 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>                            | 71      | 71                      |
| (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 |         |                         |
| 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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