

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**27 SANDBROOK PARK, BELFAST,
BT4 1NL**

ASKING PRICE £99,950



We are delighted to offer for sale this attractive mid terrace property within the popular Sydenham area.. Offering well presented and bright accommodation throughout, this property has been priced to allow for updating.

Comprising three bedrooms, good sized" L" shaped living / dining room with laminate flooring, fitted kitchen and bathroom suite, plus a fixed staircase leading to a floored roofspace, this property will appeal to a wide range of purchasers including first time buyers and investors alike.

Also offering gas fired central heating and double glazing, this property is located within a ten minute walk of Ballyhackamore and Belmont Villages and their vast array of amenities as well as being close to road networks and bus routes. An internal inspection is essential to appreciate fully all this property has to offer.



Key Features

- Mid Terrace Property In Popular Location In The Heart Of Sydenham
- Open Plan "L Shaped" Living / Dining Room
- Fitted Kitchen With Oven And Hob
- Three Bedrooms And White Bathroom Suite
- Fixed Stairs Leading To A Floored Roofspace
- Gas Fired Central Heating And Pvc Double Glazed Windows
- Excellent Purchase For Builder / Investor
- Priced For Modernising / Great Rental Potential



Accommodation Comprises:

Entrance Hall

PVC front door

Living Room

20' x 9'6"

Laminate wooden floor, archway leading to:

Dining Room

7' x 4'

Laminate wooden floor, Gas fired boiler

Kitchen

8'8" x 7'9"

Range of units, single drainer stainless steel sink unit, 4 ring ceramic hob, oven, stainless steel extractor fan and hood, plumbed for washing machine, part tiled walls, fully tiled floor

First Floor Landing

Fixed staircase leading to roof space with Velux window, floored and sheeted.

Bedroom 1

9'9" x 9'5"

Bedroom 2

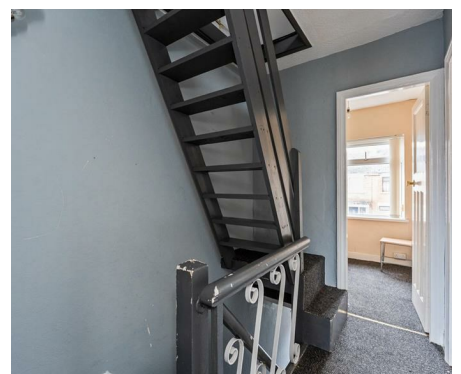
9'7" x 9'3"

Bedroom 3

6'2" x 5'5"

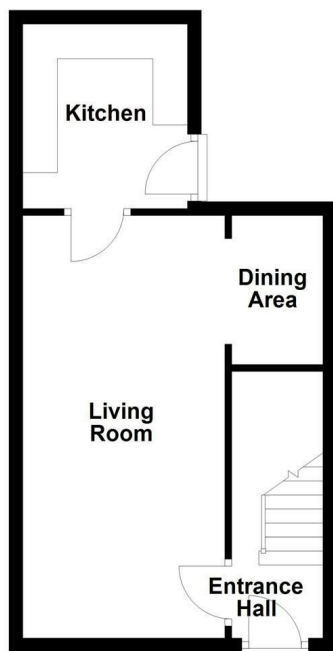
Bathroom

White suite comprising: panelled bath with over head shower, low flush WC, pedestal wash hand basin, part panelled walls.

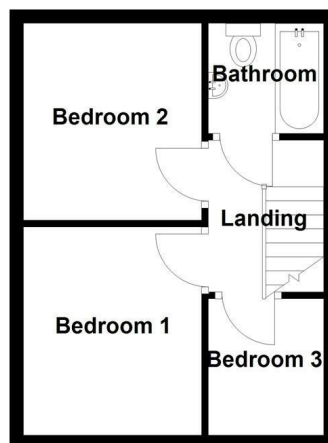




Ground Floor



First 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		
	52	70
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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark