

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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**028 9047 1515**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**76 NEWTOWNARDS ROAD,  
BELFAST, BT4 1GW**

**OFFERS AROUND £119,950**



An excellent mid terraced property, convenient to Belfast city centre, and modernised throughout by the current owners in recent years, including rewire, new roof, new kitchen and new bathroom.

The accommodation comprises of entrance hall, with double doors to good sized lounge, and wood laminate flooring. Modern kitchen comprising of attractive units, partly tiled walls and breakfast bar, open to dining area, including attractive wood laminate flooring and recessed spotlighting. The first floor offers three well proportioned bedrooms, all to include built in robes and wood laminate flooring. Modern white shower room comprising walk in shower cubicle with electric shower, vanity unit and chrome feature radiator, partly tiled walls and wood laminate flooring.

The outside includes a small front area laid in stones, and enclosed year yard with gated concrete area for off street parking. Located at the start of Newtownards Road, this property is convenient to both Belfast City Centre and Ballyhackamore, ideal for young professionals wanting to get on the property ladder.

## Key Features

- Three Bed Mid Terrace Property Conveniently Located Close To Belfast City Centre and Ballyhackamore
- Spacious Lounge With Wood Laminate Flooring
- Modern Fitted Kitchen With Breakfast Bar and Open To Dining Area
- First Floor With Three Well Proportioned Bedrooms Featuring Built In Wardrobes
- Modern Fitted Shower Room With Walk In Shower Cubicle and Vanity Unit
- Oil Fired Central Heating and PVC Double Glazing Throughout
- Re-Wired in 2020 and New Roof Installed in 2023
- Ideal Opportunity For First Time Buyers, Early Viewing Is Advised



### Accommodation Comprises

**Enclosed Entrance Porch**  
Tiled flooring.

**Entrance Hall**  
Wood laminate flooring, doors to:

**Lounge**  
14' x 11'3  
Wood laminate flooring, recessed spotlights

**Kitchen/Dining**  
17'6 x 11'3  
Modern range of high and low level units with wood effect work surfaces, inset single drainer stainless steel sink unit with mixer taps, space for cooked with stainless steel extractor hood, plumbed for washing machine, part tiled walls, wood laminate flooring, breakfast bar open to dining area, recessed spotlights, storage area under stairs.

### First Floor

**Landing**  
Wood laminate flooring, two built in cupboards, recessed spotlights.

**Bedroom 1**  
11'4 x 10'2  
Wood laminate flooring, recessed spotlights, built in double wardrobe.

**Bedroom 2**  
11'4 x 11'  
(At widest point)  
Wood laminate flooring, built in double wardrobe.

**Bedroom 3**  
8'3 x 7'1  
Wood laminate flooring, built in double wardrobe.

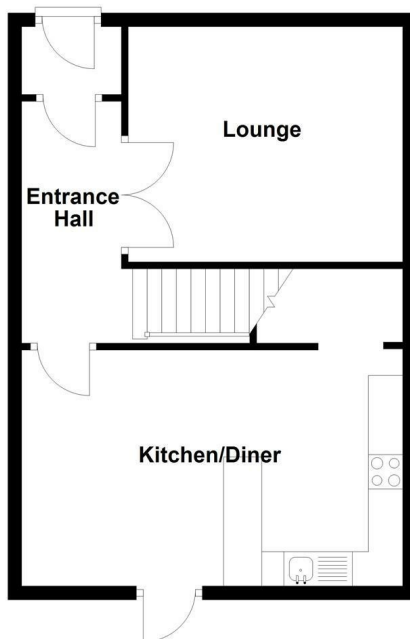
**Shower Room**  
Modern white suite comprising: walk in shower cubicle with electric shower unit, PVC cladding and sliding shower doors, vanity unit with mixer taps, low flush WC, chrome feature wall mounted radiator, partly tiled walls, wood laminate flooring, recessed spotlights, extractor fan.

**Outside**  
Small area to front laid with stones and brick wall, enclosed rear yard with boiler house housing oil fired boiler, outside tap and concrete area for off street parking with gates.

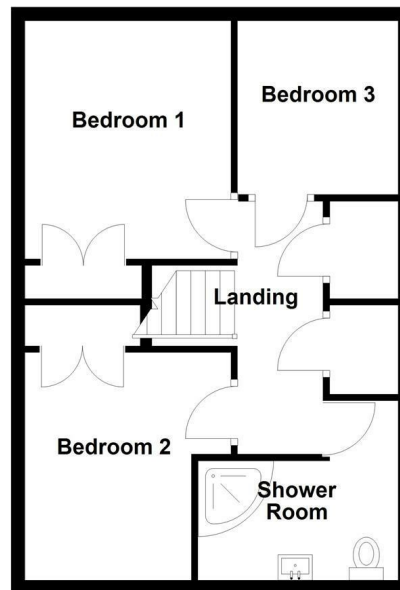




**Ground Floor**



**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 |         |           |
|                                             | 55      | 71        |
| 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.

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