

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

**028 9047 1515**

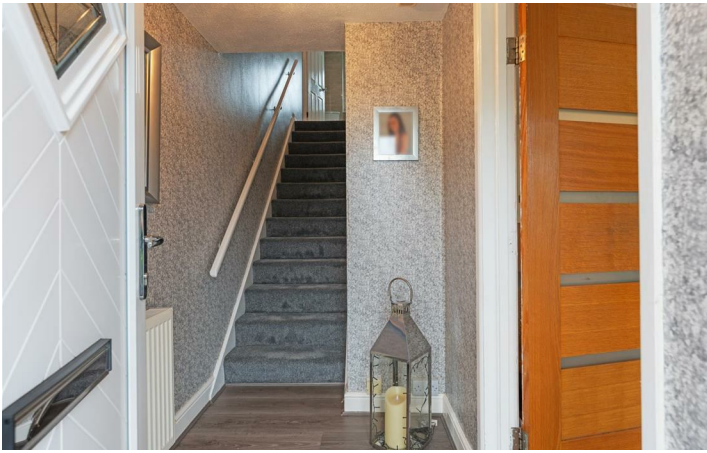
[ballyhackamore@ulsterpropertysales.co.uk](mailto:ballyhackamore@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**4 LEVEN PARK, BELFAST, BT5 7JA**

**OFFERS AROUND £127,500**



A well presented mid terrace property in the popular Tullycarnet estate, offering excellent accommodation to include modern kitchen and bathroom.

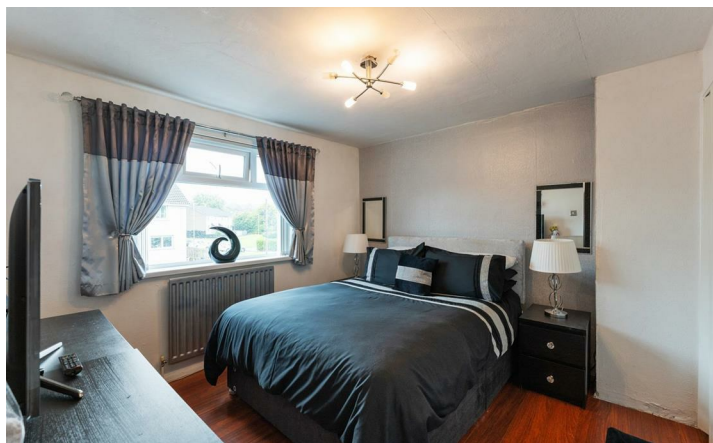
The accommodation includes attractive wood laminate flooring from entrance hall to a generous lounge, with bow window. Modern kitchen including an extensive range of units with many features, partly tiled walls and ceramic tiled flooring, open to good size dining area and store understairs. The first floor offers three well proportioned bedrooms, all with wood laminate flooring, and two with built-in robes. Modern white bathroom, comprising built-in rainfall shower over bath, fully tiled walls and ceramic tiled flooring. Other benefits include partly floored roofspace with velux window and gas fired boiler.

The outside includes a front garden with stone area, enclosed rear yard with large garden shed, situated in an elevated position with an attractive outlook to the front, this property is ideal for first time buyers or young families wanting to get on the property ladder. Convenient to many local amenities, a must view!



## Key Features

- Excellent Mid Terrace Property In A Popular Location
- Generous Lounge With Floor To Ceiling Bow Window
- Modern Kitchen, Open To Good Size Dining Area
- Three Bedrooms, Two With Built-In Storage
- Bathroom With Fully Tiled Walls And Flooring
- Gas Central Heating & uPVC Double Glazing
- Yards To Front And Rear, And Large Garden Shed
- Convenient Location Close To A Range Of Amenities



## Accommodation Comprises

### Entrance Hall

Wood laminate flooring.

### Lounge

14'2 x 13'7

Wood laminate flooring. Bow window.

### Dining Kitchen

17'0 x 10'0

Range of high and low level units, granite effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, corner feature pullout shelving, built-in oven, ceramic hob, stainless steel extractor hood, plumbing for washing machine, space for fridge freezer, part tiled walls, ceramic tiled flooring, PVC panelled ceiling, storage under stairs.

### First Floor

### Landing

Hotpress.

### Bedroom 1

11'9 x 8'7

Wood laminate flooring. Built-in double wardrobe with mirrored doors.

### Bedroom 2

10'8 x 10'2

Wood laminate flooring. Built-in cupboard.

### Bedroom 3

8'9 x 8'1

Wood laminate flooring. Built-in wardrobe.

### Bathroom

Modern white suite comprising panelled bath with mixer tap, built-in rainfall shower and handheld shower, shower screen, pedestal wash hand basin with mixer tap, low flush WC. Fully tiled walls. Ceramic tiled flooring. Timber panel ceiling with recessed spotlighting.

### Roofspace

Partly floored with velux window and gas fired boiler.

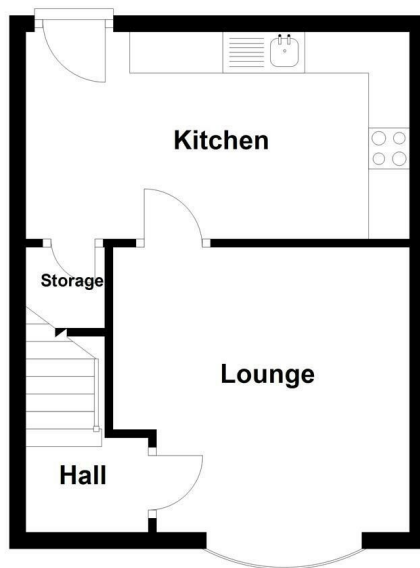
### Outside

Front garden with stone area. Enclosed rear yard with large garden shed.

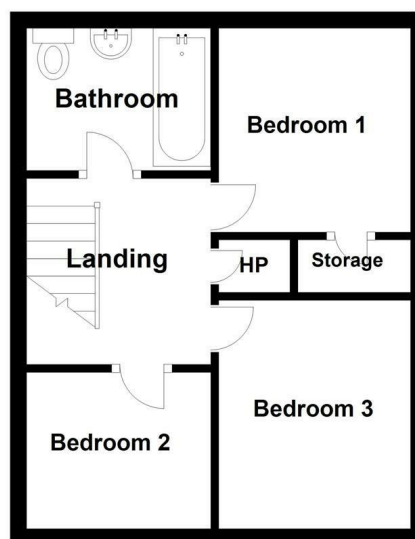




**Ground Floor**



**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>	74	75
(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.

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