

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 1 EARLS COURT, BETHANY  
STREET, BT4 3FA**

**OFFERS AROUND £139,500**



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 just at the top of Bethany Street, in the heart of Ballyhackamore, and within walking distance to the shops, restaurants and the Glider Bus System.

Comprising good size living room with laminate flooring, fitted kitchen with a range of high and low level units and built-in oven and hob, two bedrooms and a shower room, the property further benefits from gas fired central heating and uPVC windows.

Outside, the property benefits from a driveway to the front and a private patio to the rear.

Early viewing is recommended to appreciate fully what is on offer.



## Key Features

- Ground Floor Apartment In The Heart Of Ballyhackamore
- Good Size Living Room With Wood Laminate Flooring
- Fitted Kitchen With Built-In Oven And Hob
- Two Well Proportioned Bedrooms
- Shower Room With Fully Tiled Walls And Flooring
- Gas Central Heating & uPVC Double Glazed Windows
- Driveway To Front And Patio Garden To Rear
- Convenient Location Close To A Range Of Amenities



### Accommodation Comprises

#### Entrance Porch

PVC front door. Laminated strip wood flooring. Storage cupboard.

#### Living Room

16'9 x 9'7

Laminated strip wood flooring.

#### Kitchen

8'9 x 8'4

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and 4 ring gas hob, part tiled walls, PVC back door, gas boiler.

#### Rear Hall

Storage under stairs, storage cupboard, laminated strip wood flooring.

#### Bedroom 1

15'6 x 8'3

Range of built-in robes.

#### Bedroom 2

10'3 x 7'3

### Shower Room

White suite comprising corner shower cubicle, pedestal wash hand basin and low flush WC. Fully tiled walls and flooring.

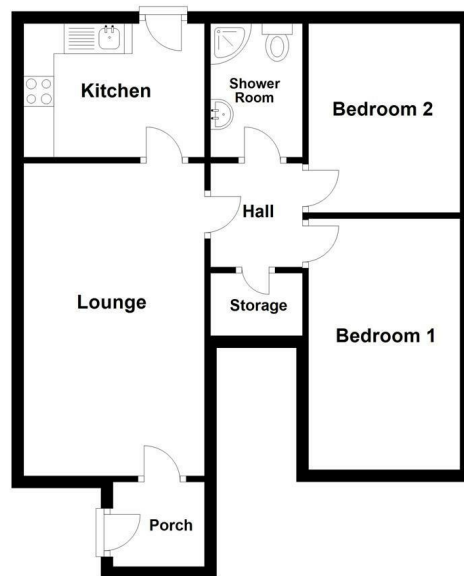
### Outside

Parking space to front and private patio to rear.





Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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