

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 CASTLEVIEW COTTAGE GARDENS,  
BELFAST, BT5 7FP**

**OFFERS AROUND £239,950**

A deceptively spacious, modern townhouse in an attractive development off the Barnett's Road, offering excellent accommodation and South facing rear garden.

The accommodation includes entrance hall leading to generous lounge dining room, comprising of attractive mock fireplace with Sandstone surround and wood laminate flooring. The kitchen has been recently improved by the current owners and includes breakfast bar, partly tiled walls, ceramic tiled flooring and recessed spotlighting. The first floor offers three good size bedrooms, including one with built-in robe. Master bedroom includes en-suite shower room, comprising of modern white suite with walk-in shower cubicle, built-in shower, and ceramic tiled flooring. Furthermore, family bathroom comprising of modern white suite with shower over bath, partly tiled walls and recessed spotlighting.

Other benefits include partly floored roof space with gas boiler, uPVC double glazed windows, and gas fired central heating. The outside offers generous parking to front with large brick paviour driveway and small grass area, enclosed South facing garden to rear with lawn and garden shed. Situated within a cul-de-sac just off Barnett's Road, this is an attractive prospect for young professionals and families wanting to have easy access to both Stormont Estate and Ballyhackamore via the ever popular Glider bus route into Belfast city centre. View now to avoid disappointment!



## Key Features

- Excellent Townhouse In A Popular Location Off Barnett's Road
- Modern Kitchen With Integrated Appliances, Breakfast Bar & Tiled Flooring
- Modern Bathroom With Walk-In Shower Cubicle & Tiled Flooring
- Generous Driveway & South Facing Rear Garden With Shed
- Generous Open Plan Lounge Dining Room With Mock Fireplace
- Three Good Size Bedrooms, Master With En-Suite Shower Room
- Partly Floored Roofspace With Gas Boiler, uPVC Double Glazing
- Convenient Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring.

#### Cloak Cupboard

#### Lounge/Dining Room

19'0 x 18'1

Attractive mock fireplace with Sandstone surround. Wood laminate flooring. Cupboard under stairs.

#### Kitchen

10'7 x 9'7

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, built-in under oven, ceramic hob, stainless steel extractor hood, integrated dishwasher, housing for fridge freezer, plumbing for washing machine, built-in wine rack, breakfast bar, part tiled walls, ceramic tiled flooring, recessed spotlighting.

#### First Floor

#### Landing

#### Bedroom 1

15'9 x 12'7

(at widest point) Recessed spotlighting.

#### En-Suite Shower Room

Modern white suite comprising walk-in shower cubicle with built-in shower, tiled walls and sliding shower doors, pedestal wash hand basin with mixer tap, and low flush WC. Ceramic tiled flooring. Extractor fan. Recessed spotlighting.

#### Bedroom 2

13'4 x 11'2

(at widest point)

#### Bedroom 3

12'6 x 9'5

Built-in robes.

#### Bathroom

Modern white suite comprising panelled bath with mixer tap and telephone shower, pedestal wash hand basin with mixer tap, and low flush WC. Part tiled walls. Recessed spotlighting. Extractor fan.

#### Roofspace

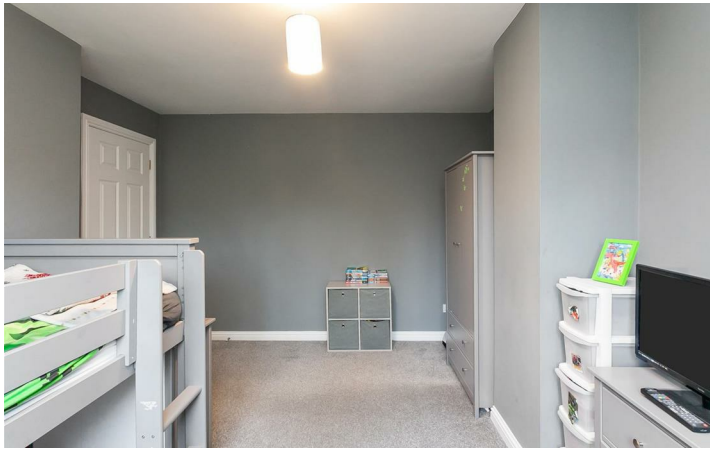
Slingsby ladder to floored roof space with gas fired boiler.

#### Outside

Large brick driveway to front with small grass area. Enclosed South facing rear garden with lawn and garden shed.



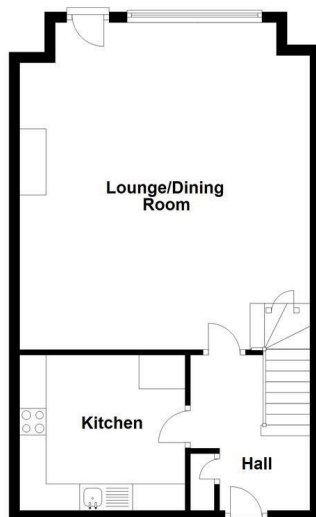




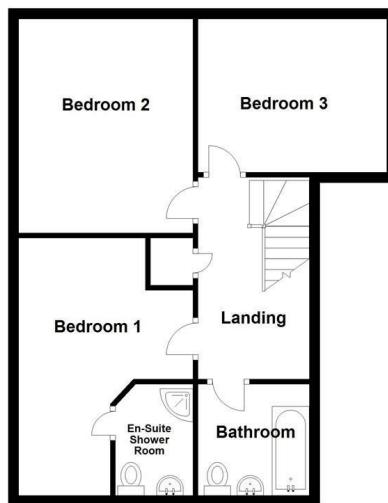




Ground Floor



First 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	74
(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		
<b>Northern Ireland</b>	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

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028 9127 1185

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