

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 STRANDBURN DRIVE, BELFAST,
BT4 1NA**

OFFERS AROUND £119,950



A recently refurbished mid terrace property in the ever popular Sydenham area offering new kitchen, new bathroom, new gas fired central heating, and new uPVC double glazed windows.

The accommodation offers entrance hall and through lounge, both with wood laminate flooring. Dining area with wood laminate flooring open to luxury new kitchen, comprising built-in under oven and ceramic hob, partly tiled walls and Ash wood effect laminate flooring. The first floor includes three bedrooms, and a new white bathroom suite comprising panelled bath, separate walk-in shower cubicle with built-in rainfall shower, vanity unit, chrome feature radiator and wood laminate flooring.

Ideal for first time buyers, this property has been improved to an excellent standard throughout and offers little or no work for a new buyer wanting to move into what is a very convenient location, within walking distance of Belmont shops, Sydenham train station, and easy access to main arterial routes. View now to avoid disappointment!



Key Features

- Recently Refurbished Mid Terrace Property In Sydenham
- Spacious Through Lounge With Wood Laminate Flooring
- Luxury New Kitchen With Built-In Under Oven And Hob
- Three Well Proportioned Bedrooms To The First Floor
- New Bathroom With Panelled Bath & Separate Shower
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Small Front Garden & Enclosed Rear Yard Leading To Garden
- Popular Location Close To A Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Through Lounge

19'9 x 9'6

Wood laminate flooring.

Dining Room

6'5 x 4'6

Wood laminate flooring. Open to:

Kitchen

10'1 x 7'7

Attractive new range of high and low level units, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, cupboard with gas fired boiler, plumbing for washing machine, part tiled walls, wood laminate flooring.

First Floor

Landing

Two built-in cupboards.

Bedroom 1

9'8 x 9'0

Bedroom 2

9'6 x 9'0

Bedroom 3

6'5 x 5'6

Bathroom

New white suite comprising panelled bath with mixer tap and telephone shower, tiled splashback, walk-in shower cubicle with rainfall shower, and handheld shower, PVC splashback, sliding shower door, vanity unit with mixer tap and tiled splashback, low flush WC, chrome radiator, wood laminate flooring.

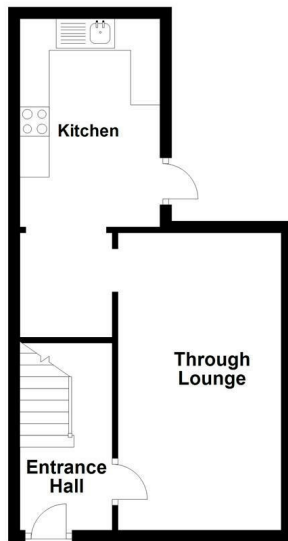
Outside

Small front garden. Enclosed rear yard leading to enclosed rear garden.

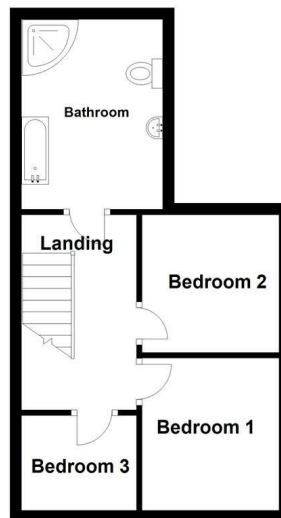




Ground Floor



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.

9 Strandburn Drive, Belfast

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			
Northern Ireland		69	72
		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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