

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 NENDRUM GARDENS, BELFAST, BT5 5LZ**

**OFFERS OVER £275,000**

A beautifully presented semi-detached property in a much sought after residential area close to Ballyhackamore, offering vastly improved accommodation with great care and attention to detail by the current owner.

The accommodation starts with a mosaic tiled floor carrying through from entrance porch to entrance hall with half wood panelled trimming and cloak space under stairs. Originally comprising of two reception rooms, this has now been rearranged with access to dining room with archway to attractive lounge with attractive cast iron fireplace and bay window. Furthermore, both rooms boast an attractive wood strip flooring and bespoke built-in cabinets with shelving. The kitchen comprises of a modern range of 'white gloss' units, wood effect worktops with splashback, integrated appliances, and ceramic tiled flooring.

The first floor includes three good size bedrooms, two comprising of engineered Oak wood flooring, and master bedroom with attractive bay window. Family bathroom comprising of modern white suite with feature bath, walk-in shower cubicle with built-in rainfall shower, fully tiled walls and ceramic tiled flooring. Further benefits include uPVC double glazed windows and gas fired central heating.

The outside offers additional off street parking to front, laid in a decorative pebble stone, and includes mature trees. Enclosed West facing garden to rear, ideal for sun through the day and into the evening, lawn surrounded by decorative pebble stone, and excellent summer house with light and power, bi-folding doors, and an additional store room. Ideal family accommodation in a mature residential area with many local amenities including schools and major bus routes into Belfast city centre. A must view!



## Key Features

- Fantastic Semi-Detached Property In A Popular Location
- Modern Kitchen With Integrated Appliances And Tiled Flooring
- Family Bathroom With Bath, Walk-In Shower, Tiled Walls & Flooring
- West Facing Garden To Rear With Summer House
- Two Reception Rooms, Lounge With Fireplace And Bay Window
- Three Good Size Bedrooms, Master Bedroom With Bay Window
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Convenient Location Close To Ballyhackamore Village



### Accommodation Comprises

#### Entrance Porch

Tiled flooring.

#### Entrance Hall

Mosaic tiled flooring, half wood panelled walls, cloak cupboard under stairs.

#### Dining Room

12'0 x 11'0

(at widest point) Built-in cabinet with shelving, attractive wood strip flooring. Archway to:

#### Lounge

14'0 x 12'0

(into bay) Built-in cabinet with shelving, attractive cast iron fireplace with tiled inset with slate tiled hearth, attractive wood strip flooring.

#### Kitchen

11'0 x 7'0

(at widest point) Modern range of high and low level white gloss units with wood effect work surfaces with splashback and inset single drainer 1 1/4 bowl stainless steel sink unit with mixer tap, built-in under oven with gas hob with stainless steel splashback and stainless steel extractor hood, integrated dishwasher, plumbed for washing machine, space for fridge freezer, pull out bins, built-in larder, ceramic tiled flooring.

### First Floor

#### Landing

#### Bedroom 1

13'1 x 10'0

(into bay) Engineered Oak wood flooring.

#### Bedroom 2

11'0 x 10'0

Engineered Oak wood flooring.

#### Bedroom 3

7'0 x 7'0

#### Bathroom

Modern white suite comprising panelled bath with mixer tap with handheld shower, walk-in shower cubicle with rainfall shower and handheld shower, sliding shower doors, pedestal wash hand basin with mixer tap, mirrored cabinet, low flush WC, fully tiled walls, ceramic tiled flooring, recessed spotlighting.

#### Roofspace

Floored roofspace with electric, light, and access via Slingsby type ladder.

#### Outside

Driveway to front laid in pebble stone with mature trees. Enclosed West facing garden with lawn surrounded by decorative pebble stone. Garden store with gas fired boiler. Outside water tap.

#### Summerhouse/Store

16 x 8

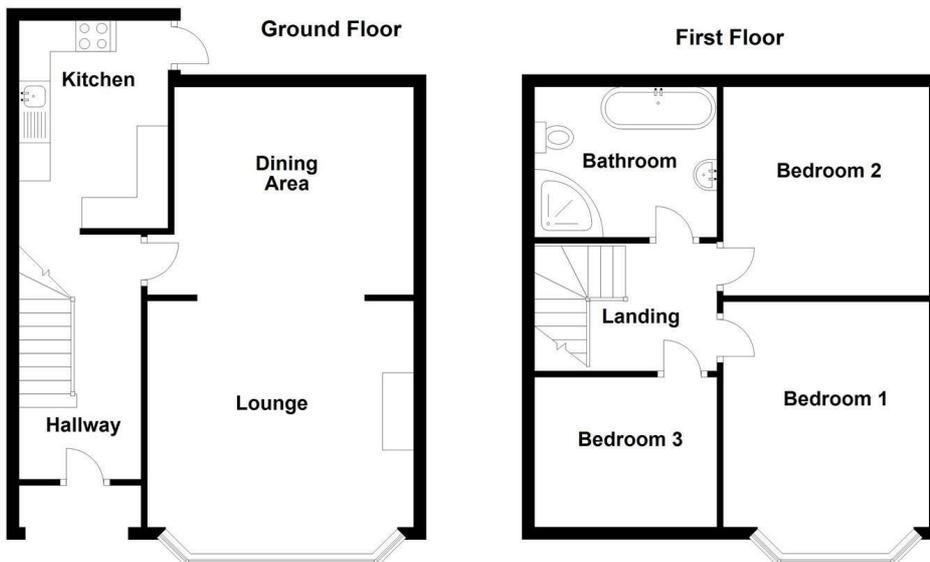
Light and power. Bi-folding doors. Attached store. Wi-Fi











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>		
(55-68) <b>D</b>	57	58
(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.

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