

ULSTER PROPERTY SALES

**UPS**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**44 ASHMOUNT PARK, BELFAST,  
BT4 2FJ**

**OFFERS OVER £169,950**





A well presented semi detached property in the popular Ashmount area, just off Hollywood Road, and offering excellent accommodation, off street parking and enclosed rear garden with timber decking area.

Comprising of lounge with wood laminate flooring, spacious dining kitchen with range of fitted units, and ceramic tile flooring open to dining area. The first floor includes three well proportioned bedrooms, and luxury white bathroom suite comprising of corner feature bath, walk-in shower cubicle with walk-in rainfall shower, vanity unit with Bluetooth mirror, fully tiled walls, and wood effect laminate flooring.

Other benefits include partially floored roof space with slingsby type ladder, front garden with lawn, gated driveway, and enclosed rear garden with artificial grass area, raised lawn and generous timber decking area. An excellent property, having been well maintained and improved over the last number of years by the current owners, this is ideal for first time buyers wanting to be close to many local amenities.

## Key Features

- Semi Detached Property In The Popular Ashmount Area
- Spacious Lounge With Wood Laminate Flooring
- Kitchen With Range Of Fitted Units, Open To Dining Area
- Three Well Proportioned Bedrooms On The First Floor
- Luxury Bathroom Suite With Corner Bath & Walk-In Shower
- Partially Floored Roof Space With Slingsby Type Ladder
- Front Garden With Lawn And Enclosed Rear Garden
- Gas Heating, Upvc Double Glazing & Hive Thermostat



### Accommodation Comprises:

#### Entrance Hall

Ceramic tile flooring.

#### Lounge

15'1 x 12

Mock cast iron fireplace, wood laminate flooring.

#### Dining/ Kitchen

15'1 x 10

Range of high and low level units, wood laminate work surfaces, inset single drainer, stainless steel sink unit with mixer tap, space for gas cooker, plumbed for washing machine, ceramic tile flooring, open to dining area: Storage cupboard under stairs.

#### Rear Entrance Porch

Ceramic tile flooring, storage cupboard.

#### First Floor

#### Landing

Storage cupboard with gas boiler.

#### Bedroom 1

12 x 8

#### Bedroom 2

10 x 8

Built in robes.

#### Bedroom 3

9 x 7

#### Bathroom

Luxury white bathroom suite comprising corner feature bath with PVC panelling, waterfall mixer tap with handheld shower, walk-in shower cubicle with built in rainfall shower and handheld shower, vanity unit with waterfall mixer tap, Bluetooth mirror, low flush w.c., wall mounted feature radiator, fully tiled walls including feature tile, wood effect laminate flooring, PVC panelled ceiling with recessed spotlighting and extractor fan.

#### Roof Space

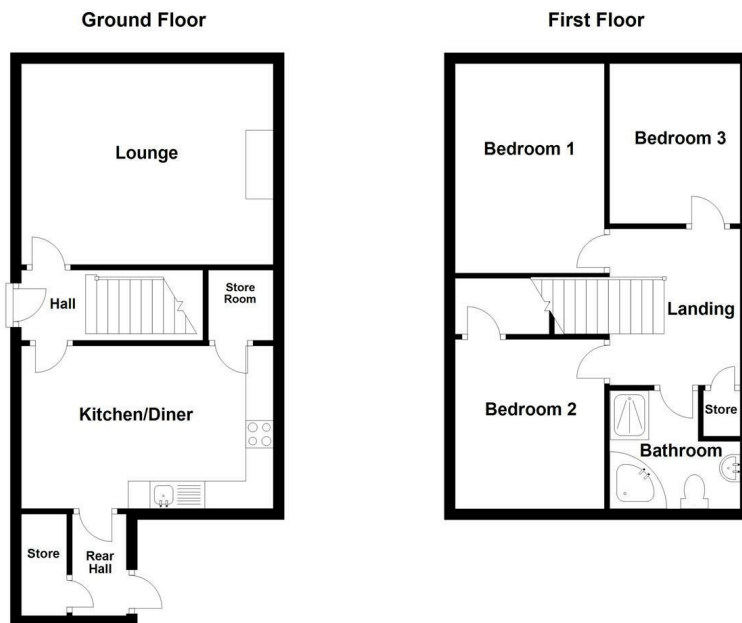
Slingsby type ladder with partial flooring.

#### Outside

Front garden with lawn and gated driveway to side. Enclosed rear garden with artificial grass area, raised lawn and raised generous timber decking area. Boundary brick wall. Garden shed.







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		73	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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