

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**14 SANDBROOK PARK, BELFAST,  
BT4 1NL**

**OFFERS AROUND £114,950**





Ulster Property Sales are delighted to bring to market this well presented mid terrace which is both easy to maintain and convenient, located off Connsbrook Avenue in a cul-de-sac address.

Comprising through lounge, modern fitted kitchen, three bedrooms and a white shower room suite, the property further benefits from double glazing and oil fired central heating.

Located within walking distance to many local amenities including Sydenham Train Station, Belfast City Airport and many local schools, this attractive mid terrace is an ideal starter home or rental property. Early viewing is highly recommended to appreciate fully all this home has to offer.



## Key Features

- Excellent Red Brick Mid Terrace Property
- Open Plan Living And Dining Room
- Fitted Kitchen With Built In Oven And Hob
- Three Bedrooms And White Shower Room
- Oil Fired Central Heating & uPVC Double Glazing
- Paving To Front And Easily Managed Yard To Rear
- Ideal First Time Buy or Excellent Rental Potential
- Cul-De-Sac Location In A Popular Area



## Accommodation Comprises

### Entrance Hall

PVC front door.

### Lounge/Dining

19'9 x 9'7

Open to:

### Kitchen

9'8 x 4'8

Range of high and low level units, oven and ceramic hob, integrated fridge, plumbed for washing machine, part tiled walls.

### First Floor

#### Bedroom 1

9'7 x 9'2

#### Bedroom 2

9'8 x 9'3

#### Bedroom 3

6'0 x 5'4

### Shower Room

White suite comprising shower cubicle, vanity unit and low flush WC. Tiled walls.

## Outside

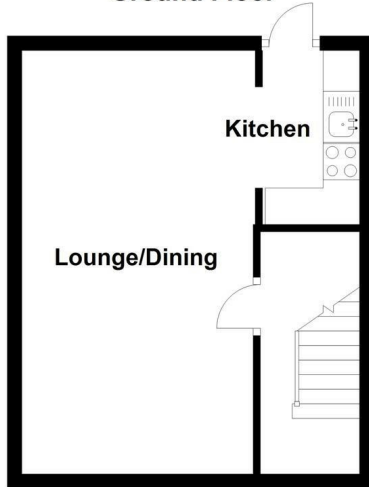
Paved area to front. Enclosed yard to rear. Oil fired boiler. PVC oil tank.



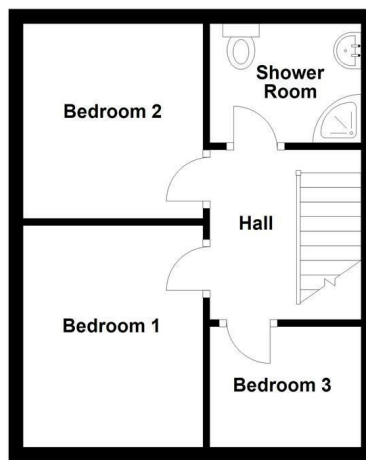




Ground Floor



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) A			
(81-91) B			
(69-80) C			72
(55-68) D		52	
(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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