

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**33 GRAND PARADE, BELFAST, BT5 5HG**

**OFFERS OVER £219,950**

An excellent semi-detached property on the popular Grand Parade, close to many local amenities in both Ballyhackamore and Castlereagh Road, offering attractive accommodation that has been modernised throughout with much attention to detail by the current owner, a must view!

Comprising of attractive tiled flooring throughout the ground floor, including a wood effect tile in both entrance hall and lounge. The lounge also includes attractive fireplace with wood burning stove and granite hearth, dining room with ceramic tiled flooring, and patio doors to rear garden. Recently fitted kitchen, comprising luxury range of units, breakfast bar, full range of integrated appliances, and many additional features such as pull-out larder and pull-out bins.

The first floor offers three good bedrooms, including master bedroom with built-in shelving, excellent bathroom comprising electric shower over bath, partly tiled walls and ceramic tiled flooring. Other additional features include recessed spotlighting, gas fired central heating, and uPVC double glazed windows.

The outside offers driveway to front with additional parking space, and enclosed rear garden with good sized paved patio area, leading to generous lawn with boundary fence. A great property, ideal for first time buyers or families wanting to be close to the vast range of amenities, all within walking distance.



## Key Features

- Stunning Semi-Detached Property Close To Ballyhackamore
- Luxury Kitchen With Breakfast Bar & Range Of Integrated Appliances
- Modern Bathroom With Shower Over Bath And Ceramic Tile Flooring
- Driveway To Front And Enclosed Rear Garden With Lawn And Patio Area
- Lounge With Wood Burning Stove & Dining Room With Patio Doors
- Three Good Size Bedrooms, Master Bedroom With Built-In Shelving
- Gas Fired Central Heating System And Upvc Double Glazed Windows
- Convenient Location Within Walking Distance Of A Wide Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Wood effect tile flooring, storage cupboard under stairs.

#### Lounge

13'1 x 11 (into bay)

Attractive fireplace with brick inset, wood burning stove and granite hearth, wood effect tile flooring laid in a herringbone style, bespoke shelving.

#### Dining Room

11'1 x 10'1

Ceramic tile flooring, patio doors to rear, open to:

#### Kitchen

18'1 x 7

Recently fitted range of high and low level luxury units, wood effect worksurfaces with upstand, inset single drainer sink unit with mixer tap, breakfast bar, built-in oven, ceramic hob with feature tile splashback and extractor hood, integrated fridge freezer, full length pull out larder, integrated dishwasher, pull out bins, ceramic tile flooring with skirting, recessed spotlighting.

#### First Floor

#### Landing

#### Bedroom 1

13'1 x 10 (into bay)

Built-in shelving.

#### Bedroom 2

11'1 x 10

#### Bedroom 3

8 x 6

#### Bathroom

White suite comprising panelled bath with electric shower, folding shower screen, pedestal wash hand basin, low flush w.c., partly tiled walls, ceramic tile flooring, recessed spotlighting, linen cupboard with gas fired boiler.

#### Outside

Front driveway laid in tarmac with additional parking space. Enclosed rear garden with good sized paved patio, and lawn with pebble stone flowerbeds and boundary fence.



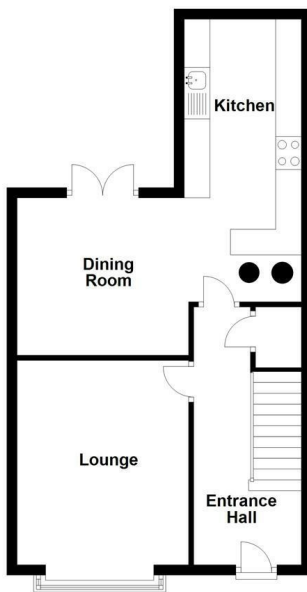




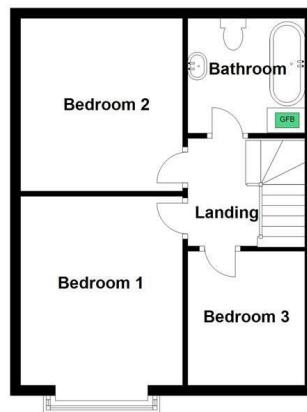




Ground Floor



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>		
(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>	60	67
	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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