

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



8 BRENTWOOD PARK, BELFAST, BT5 7LR

OFFERS OVER £195,000

An excellent semi-detached property in the popular Brentwood Park area, just off the Ballygowan Road with easy access to Belfast city centre, this home has undergone lots of improvements made by the current owners and offers modern attractive accommodation for the family.

The accommodation comprises of entrance hall with wood laminate flooring, ground floor toilet suite under the stairs, with attractive wood laminate flooring through to lounge and dining room, which includes patio doors to rear garden. Modern kitchen comprising of range of white gloss units, built-in appliances, breakfast bar, partly tiled walls and wood laminate flooring.

The first floor includes attractive wood laminate flooring on landing through to all three good size bedrooms. Modern shower room comprising of large walk-in shower cubicle with electric shower, and attractive tiling. Furthermore, this property includes gas central heating and UPVC double glazed windows.

The outside has been improved in recent years include a well maintained garden with lawn to front, tarmac driveway, and enclosed rear garden with excellent timber decking areas, generous lawn, and detached garage with attached tool shed. UPS highly recommends early viewing of this fantastic property.



Key Features

- Excellent Well Maintained Semi-Detached Property In A Popular Location
- Modern Kitchen With Integrated Appliances & Breakfast Bar
- Ground Floor WC & Modern Shower Room With Attractive Tiling
- Well Maintained Gardens To Front And Rear With Timber Decking Areas
- Lounge Through To Dining Room With Patio Doors To Rear
- Three Bedrooms To First Floor, All With Wood Laminate Flooring
- Gas Fired Central Heating System & uPVC Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities And Bus Routes



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Ground Floor WC

White suite comprising wash hand basin and low flush WC. PVC wall cladding. Wood laminate flooring.

Lounge

12'0 x 11'0

(at widest point) With brick feature cladding, and built-in enclosed fire and wooden plinth. Wood laminate flooring. Open to:

Dining Room

8'0 x 7'0

Wood laminate flooring. Patio doors to rear.

Kitchen

11'0 x 8'0

Modern range of high low level white gloss units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker, stainless steel extractor hood, housing for fridge freezer, plumbed for washing machine, concealed gas fired boiler, breakfast bar, part tiled walls, wood laminate flooring, recessed spotlighting.

First Floor

Landing

Wood laminate flooring. Access to roofspace.

Bedroom 1

11'1 x 11'0

(at widest point) Wood laminate flooring.

Bedroom 2

11'1 x 8'0

Wood laminate flooring.

Bedroom 3

9'0 x 8'0

Wood laminate flooring.

Shower Room

Modern white suite comprising large walk-in shower cubicle with built-in shower and sliding shower doors, pedestal wash hand basin with mixer tap, and low flush WC. Chrome feature radiator. Mirrored cabinet. Fully tiled walls, ceramic tiled flooring. PVC panelled ceiling with recessed spotlighting and extractor fan.

Outside

Front garden with lawn and hedge. Good size tarmac driveway. Enclosed rear garden with two excellent timber decking areas, good size lawn and flowerbeds with shrubs and boundary wall and fence.

Detached Garage

15'0 x 9'0

Light and power. Up and over door. Open to:

Tool Shed

8'0 x 6'1

Light and power.



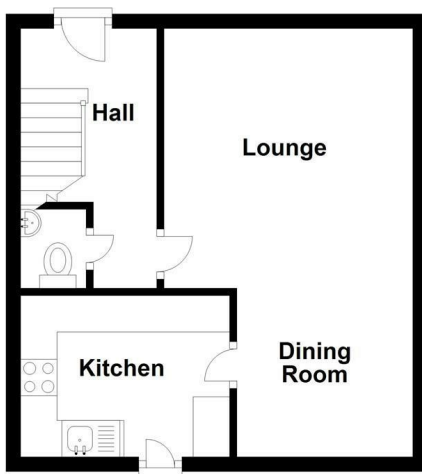








Ground Floor



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	71	71
(55-68) D		
(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.

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