

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 GAWN STREET, BELFAST, BT4  
1GE**

**OFFERS AROUND £145,000**



A deceptively spacious end terrace property presented to an excellent standard, and offering four bedrooms within the popular Newtownards Road.

Ideal for first time buyers or young professionals, this accommodation comprises of entrance hall and lounge/ dining room finished with a wood laminate flooring in a herringbone style. Modern kitchen comprising of range of white gloss units, partly tiled walls, and recessed spot lighting. The ground floor further benefits from a utility room to the rear with cupboard space, space for appliances, and access to enclosed rear yard with artificial grass.

First floor includes two well proportioned bedrooms, and shower room with large walk-in shower cubicle, chrome feature radiator, partly tiled walls and tiled flooring. The second floor benefits from two good size bedrooms, and double built-in robe on landing.

Located just off the Newtownards Road, and within walking distance to Connswater shopping centre, this property offers easy access to Belfast City Centre and arterial routes out of Belfast. Great value, view now to avoid disappointment.

## Key Features

- A Deceptively Spacious End Terrace Presented To An Excellent Standard
- Lounge Dining Room With Wood Laminate Flooring In A Herringbone Style
- Modern White Gloss Kitchen Open To Separate Utility Area With Access to Rear
- Two Well Proportioned Bedrooms And Shower Room On The First Floor
- Second Floor Benefits From Two Further Bedrooms & Built-In Robe On Landing
- Just Off The Newtownards Road Within Walking Distance To Connswater
- Offering Easy Access To Belfast City Centre And Arterial Routes Out Of Belfast
- Gas Fired Central Heating System And uPVC Double Glazed Windows



### Accommodation Comprises

#### Enclosed Entrance Porch

Tiled floor.

#### Entrance Hall

Wood laminate floor laid in a Herringbone style.

#### Lounge/Dining Room

13'8 x 9'7

Wood laminate floor in a Herringbone style, recessed spot lighting.

#### Kitchen

10'1 x 7'2

Range of high and low level white gloss units, granite effect work surfaces, inset single drainer stainless steel unit with mixer tap, built in oven, ceramic hob, stainless steel extractor hood, part tiled walls, recessed spot lighting, storage cupboard under stairs.

#### Utility Room

7'2 x 6'6

(average) High and low level units, granite effect work surfaces, gas fired boiler, plumbed for washing machine, space for fridge freezer, space for tumble dryer, part tiled walls.

#### First Floor

#### Landing

##### Bedroom 1

13'4 x 10'5

(at widest points)

##### Bedroom 2

10'3 x 7'7

(at widest points)

#### Shower Room

White suite comprising large white shower cubicle with built in shower, tiled splash back and folding shower door, pedestal wash hand basin, low flush w.c. chrome radiator, part tiled walls, tiled floor, recessed spot lighting, extractor fan.

#### Second Floor

#### Landing

##### Bedroom 3

13'3 x 10'6

(into dormer window)

##### Bedroom 4

7'7 x 6'9

(average). Velux window.

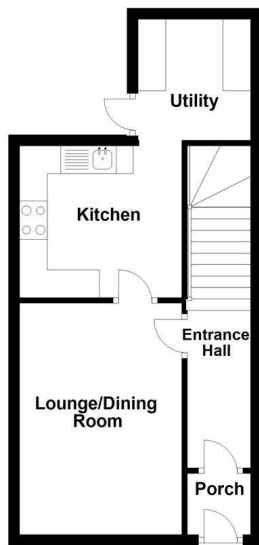
#### Outside

Enclosed rear yard with artificial grass, outside tap and boundary fence.

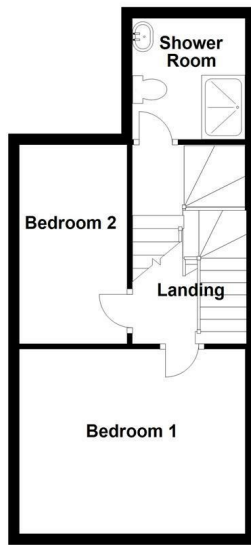




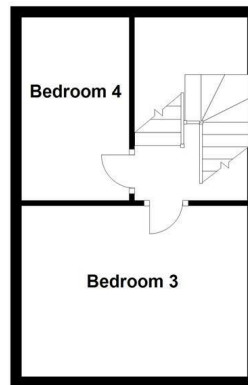
Ground Floor



First Floor



Second 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			
(55-68) D		59	65
(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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