

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 BETHANY STREET, BELFAST, BT4  
3FE**

**OFFERS OVER £179,950**



A well-presented terrace property in the heart of Ballyhackamore offering attractive accommodation, including a generous through lounge dining room, two bedrooms, luxury kitchen, modern shower room and gas fired central heating.

Comprising of entrance hall finished with an attractive wood effect tile flooring, dining room open to lounge with wood panel flooring and bay window. Luxury kitchen with many appealing features including corner pullout shelving, built-in oven and hob, wood block worktops, partly tiled walls and ceramic tile flooring. The first floor includes two well proportioned bedrooms and a modern shower room comprising of a large walk-in shower cubicle with a built-in rainfall shower, PVC wall cladding and linen cupboard with gas-fired boiler.

Located in the centre of Ballyhackamore within walking distance to many local amenities, this property is ideal for first time buyers, young professionals and small families wanting to have everything on their doorstep. Ready to move into and offering lots of character close to so many attractive amenities, not to mention the popular glider bus service into Belfast City, this property will not disappoint!



## Key Features

- An Excellent Mid terrace Property Offering deceptively Spacious Accommodation in Ballyhackamore
- Generous Lounge with Wood Panelled Floor and Bay Window Open to Dining Room
- Luxury Kitchen with Wood Block Worktops, Built-in Oven and Hob, and Attractive Tiling
- Two Bright Spacious Bedrooms on the First Floor
- Modern Shower Room with Large Walk-in Shower with Built-in Rainfall Shower
- Gas Fired Central Heating and uPVC Double Glazed Windows
- Small Brick Paviour Garden to Front and Enclosed Rear Yard
- Situated in the Centre of Ballyhackamore within Walking Distance to Many Amenities



### Accommodation Comprises:

#### Entrance Hall

Attractive wood effect tile flooring.

#### Dining Room

10'7 x 10'0

Storage cupboard under stairs.  
Open to:

#### Lounge

12'2 x 10'0

Mock hole in wall fireplace with wood mantel beam and tiled hearth.

#### Kitchen

14'2 x 6'5

Luxury range of high and low level units, wood block worksurfaces with upstand, inset single drainer ceramic sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, plumbed for washing machine, corner feature pull-out shelves, space for fridge freezer, part tiled walls, ceramic tile flooring.

#### First Floor

#### Landing

#### Bedroom 1

13'9 x 9'9

#### Bedroom 2

10'0 x 8'3

#### Shower Room

Modern white suite comprising large walk-in shower cubicle with built-in rainfall shower and hand held shower, pedestal wash hand basin with mixer tap, low flush w.c., full PVC wall cladding, extractor fan, linen cupboard with gas fired boiler.

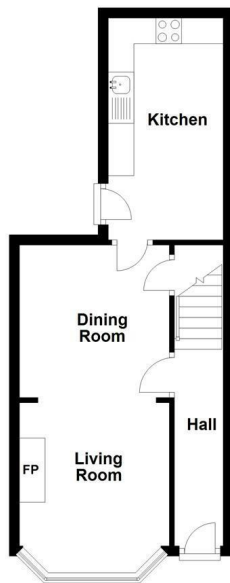
#### Outside

Brick paved garden to front.  
Enclosed rear yard.

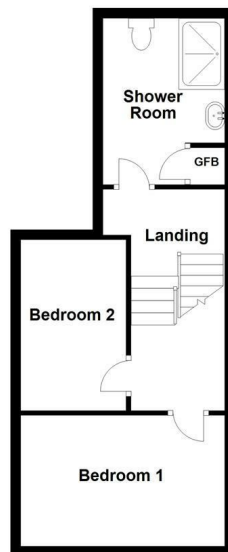




Ground Floor



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.

3 Bethany Street, Belfast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	63
(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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