

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**1 PARKGATE GARDENS, BELFAST,
BT4 1ES**

OFFERS AROUND £119,950



Located in the popular Sydenham area of East Belfast and only a short stroll to the C.S Lewis square, Hollywood Road, and Belmont Road, this attractive end terrace property has been extended to the side and rear, and offers bright and spacious accommodation.

Upon entering the bright reception hall, the property comprises comfortable sized living room, fitted kitchen that leads onto a rear hallway with a walk-in shower and onto a large bathroom. The first floor further boasts three bedrooms, cloak room with low flush w.c, and storage on the landing.

Ideal for a first time buyer, young couple or investor, this excellent property will appeal to all and can only be appreciated upon an internal inspection.

*Please note - The current owners have a lift in the kitchen that leads to the first floor landing of the property, this will be removed by the lift company and reverted back to storage cupboards.



Key Features

- Attractive End Terrace In The Popular Sydenham Area
- Comfortable Sized Living Room And Fitted Kitchen
- Rear Hallway With Access To Rear & Walk-In Shower
- White Bathroom Suite Located On The Ground Floor
- Three Bedrooms All Offering Built-In Storage
- Oil Fired Central Heating & Double Glazed Windows
- Extended To The Side & Rear With Driveway To Front
- Ideal For A First Time Buyer, Young Couple Or Investor



Accommodation Comprises

Entrance Porch

Laminate strip wood flooring.

Lounge

13'3 x 12'2

Storage under stairs.

Kitchen

12'6 x 7'2

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, storage cupboard, plumbed for washing machine, part tiled walls, recessed spot lighting.

Rear Hall

Access to rear and walk-in shower cubicle.

Bathroom

White suite comprising panelled bath, low flush w.c., panelled walls, tiled flooring, towel rail, vanity unit with mixer tap, recessed spot lighting.

First Floor

Landing

Cloak/ storage room, low flush w.c., pedestal wash hand basin.

Bedroom 1

13'4 x 9'5

Range of built-in robes.

Bedroom 2

10'0 x 8'0

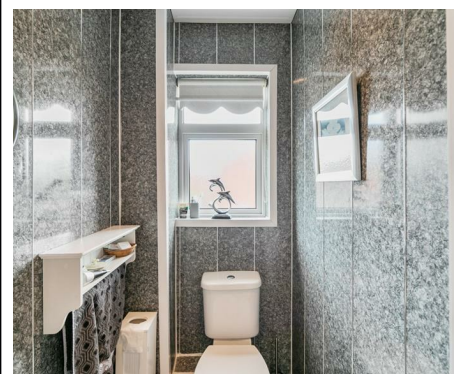
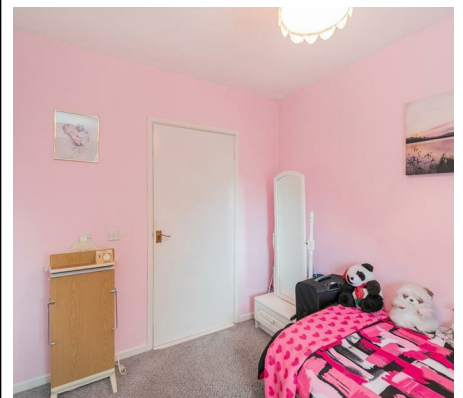
Range of built-in robes.

Bedroom 3

7'2 x 7'0

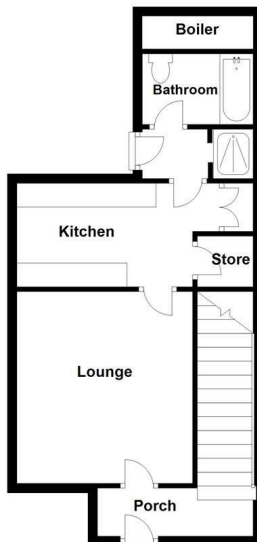
Outside

Driveway to front, garden with lawn. Enclosed yard to rear, pvc oil tank and oil boiler.





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.

1 Parkgate Gardens, Belfast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	63
(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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