

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 WOODVIEW PLACE, BELFAST,
BT5 7PD**

OFFERS AROUND £129,950



This attractive three bedroom end terrace property offers ideal accommodation for first time buyers, couples, and families in this popular cul-de-sac location.

Comprising two good size reception rooms, dining room with laminate flooring and patio door to the rear, fitted kitchen with built in oven and hob on the ground floor and three good size bedrooms and bathroom with white suite to the first floor.

Externally, there is a paved garden area to the front with the added bonus of a driveway, and a private garden to the rear.

The property also benefits from gas fired central heating and double glazed windows and will make the ideal home with plenty of space and a convenient location close to shops and easy access to the Knock Dual Carriageway.

An internal inspection is essential to fully appreciate all this home has to offer.



Key Features

- Excellent End Terrace In Cul-De-Sac Location
- Two Good Size Reception Rooms
- Attractive Fitted Kitchen With Built In Oven And Hob
- Three Bedrooms On The First Floor
- Gas Central Heating And Double Glazed Windows
- Private Patio/Garden To Rear
- Paved Garden To Front With Driveway
- Ideal For A Wide Range Of Purchasers



Accommodation Comprises:

Entrance Hall

PVC front door and storage under stairs. Laminate strip wood flooring.

Living Room

12'8 x 10'5

Dining Room

14'5 x 12'0

Fireplace (not in use). Laminate strip wood flooring. Sliding doors to rear.

Kitchen

10'4 x 7'8

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven, four ring hob and plumbed for washing machine. Part tiled walls and laminate strip wood flooring. PVC back door.

First Floor

Landing

Bedroom 1

14'7 x 8'9

Built in cupboards.

Bedroom 2

11'1 x 7'6

Bedroom 3

10'5 x 9'3

Bathroom

White suite comprising panelled bath with over head shower, low flush WC and pedestal wash hand basin. Fully tiled walls and fully tiled flooring.

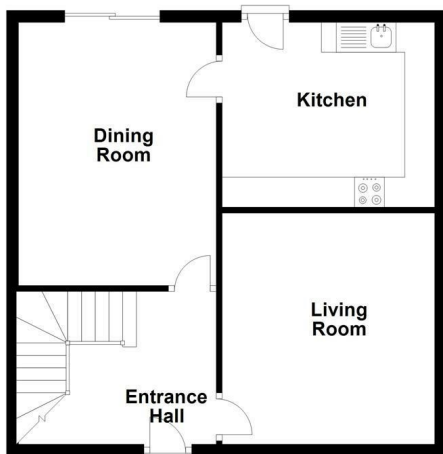
Outside

Easily managed yard to front with driveway. Enclosed garden to rear.

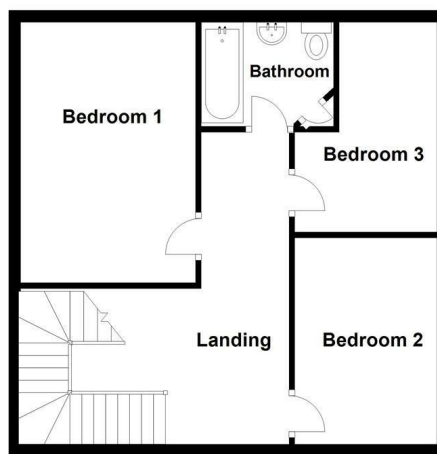




Ground Floor



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			
(55-68) D		67	69
(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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