

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 6, 1 HALFPENNY MEWS,
BELFAST, BT5 5GJ**

OFFERS AROUND £114,950



This attractive and bright third floor apartment is located within the gated development of Halfpenny Mews, conveniently located close to Connswater Shopping & Retail Park, and with a range of local amenities, Belfast City Centre and Ballyhackamore only a short walk or drive away.

The home comprises open plan kitchen/living/dining room, two well proportioned bedrooms and bathroom with white suite. Other benefits include secure parking, phoenix gas central heating with a new boiler installed in June 2023 with 10 year warranty, and double glazed windows with a Juliette balcony offering superb views.

Beautifully presented by the current owner, this home will be undoubtedly be of interest to investors, first time buyers and young professionals and can only be fully appreciated upon an internal inspection.



Key Features

- Well Presented Bright Third Floor Apartment
- Open Plan Kitchen To Living/Dining Room
- Two Bedrooms, Master With En-Suite Shower Room
- Modern White Bathroom Suite With Tiled Flooring
- Gas Fired Central Heating & uPVC Double Glazing
- Secure Development With Electric Gates & Parking
- Convenient Location Close To A Range Of Amenities
- Ideal For A Variety Of Purchasers



Accommodation Comprises

Communal Entrance Hall

Front door, intercom, hallway, stair case to apartments.

Front Door Entrance Hall

Strip wood flooring.

Lounge/Dining Room/Kitchen

19'6 x 17'8

Single drainer stainless steel sink unit, excellent range of high and low level units, stainless steel oven and gas 4 ring hob, plumbed for washing machine, part tiled walls, fully tiled floor to kitchen area. Solid wooden floor to living room, sliding door to Juliette balcony.

Bedroom 1

12'7 x 9'4

Laminate strip wood flooring.

Ensuite

White suite comprising shower cubicle, vanity unit, low flush WC, part tiled walls, fully tiled floor.

Bedroom 2

8'7 x 7'7

Laminate strip wood flooring.

Bathroom

White suite comprising panelled bath, low flush WC, vanity unit, part tiled walls, fully tiled floor.

Outside

Electric double gates, pedestrian entrance.

Additional Information

Charles White NI Property Limited:
Approx £65 per month to include building insurance and maintenance of communal areas.





Third 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.

APT 6, 1 Halfpenny Mews

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

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

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028 4461 4101

FORETSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

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