

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 STRANDBURN COURT, BELFAST,
BT4 1NR**

OFFERS AROUND £139,950



Tucked away in a quiet cul-de-sac, this attractive townhouse is within the popular Sydenham area close to schools and many other local amenities.

The accommodation comprises through lounge/dining room with wood laminate flooring and PVC double doors to the private garden, modern fitted kitchen with integrated appliances including fridge/freezer, dishwasher, microwave and oven and hob, and glazed lean-to with tiled flooring through to the garden. The first floor offers three well-proportioned bedrooms and a modern shower room. The property also benefits from gas fired central heating and uPVC double glazed windows.

The outside area includes a parking area to front and enclosed paved garden to rear. Set in a convenient location with many local amenities to hand and easy access to arterial routes to Belfast City Centre and Belfast City Airport, this property is ideal for first time buyers or investors wanting to buy to let. View now to avoid disappointment!



Key Features

- Excellent Townhouse In A Cul-De-Sac Location
- Through Lounge/Dining With PVC Doors To Rear
- Modern Kitchen With Range Of Integrated Appliances
- Three Well Proportioned Bedrooms To First Floor
- Modern Shower Room With Walk-In Shower Cubicle
- Gas Central Heating & uPVC Double Glazed Windows
- Parking To Front And Enclosed Patio Area To Rear
- Convenient Location Close To Local Amenities



Accommodation Comprises

Entrance Hall

Living Room

23'7 x 11'3

Stone fireplace with hearth. Laminated strip wood flooring. PVC doors to rear.

Kitchen

9'8 x 6'3

Excellent range of high and low level units, stainless steel oven and microwave, sink unit, integrated fridge freezer and dishwasher, part tiled walls, fully tiled flooring.

Lean To:

11'9 x 7'6

Tiled floor.

First Floor

Landing

Slingsby type ladder to part floored roofspace with light and gas boiler.

Bedroom 1

11'8 x 8'3

Bedroom 2

11'6 x 7'3

Bedroom 3

8'3 x 6'9

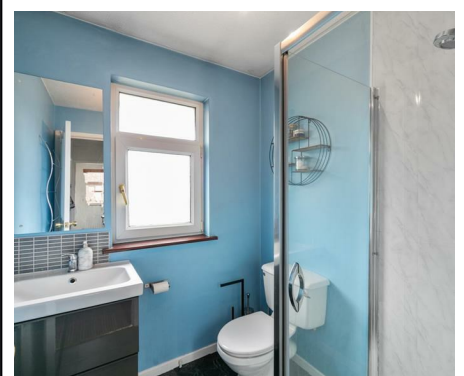
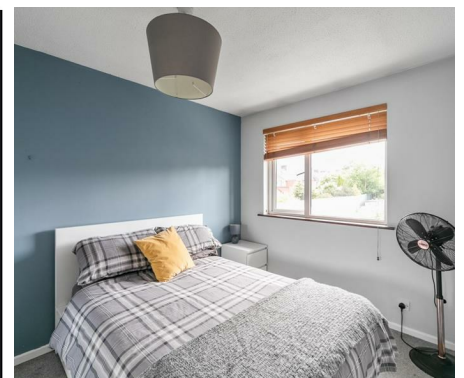
Built-in cupboard.

Shower Room

Shower cubicle, vanity unit, low flush WC. Part panelled walls.

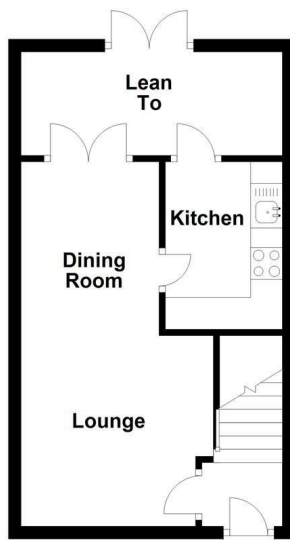
Outside

Parking to front. Paved garden to rear. Access for bins.

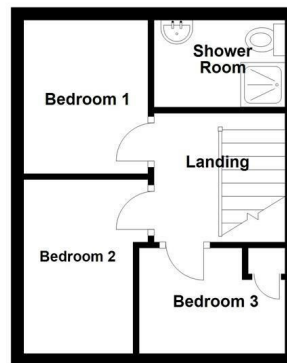




Ground Floor



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 misstatement. 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.

5 Strandburn Court

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	71
(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.

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