

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



9 ARDGREENAN CRESCENT, BELFAST, BT4 3FP

OFFERS AROUND £259,950

This charming, well proportioned, semi-detached home is located in a prime residential location, whilst boasting ease of access to Belfast City Centre for the commuter and a short distance to Belmont and Ballyhackamore, and its range of shops, pubs and restaurants, Stormont Parliament Buildings and the Ulster Hospital.

The property internally offers bright and spacious family accommodation and comprises good sized reception rooms and luxury fitted kitchen, open plan to dining area with double doors onto the garden, three bedrooms and shower room with white suite. The property has undergone modernisation works by its current owners and is beautifully presented throughout.

Outside the property is approached with a driveway and garden to the front and offers a good sized garden to the rear in lawn with a feature decking area. Mostly double glazed and benefitting from electric heating, an internal inspection is essential to appreciate all this fine home has to offer.



Key Features

- Excellent Semi-Detached Home In A Popular Location
- Luxury Kitchen Open To Dining & Double Doors To Garden
- Modern Shower Room With Walk-In Shower Cubicle
- Driveway To Front, Large Garden & Decking To Rear
- Two Reception Rooms To Include Lounge And Dining
- Three Bedrooms To First Floor, One With Built-In Cupboard
- Electric Heating And uPVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Laminated strip wood flooring.
Recessed spotlighting.

Lounge

14'3 x 13'6

(into bay) Hole in wall fireplace.
Cast iron stove. Slate hearth.

Dining

12'6 x 11'9

PVC double doors to rear.
Laminated strip wood flooring.
Open to:

Kitchen

11'9 x 7'7

Excellent range of high and low level units, stainless steel oven and ceramic 4 ring hob, integrated dishwasher and washing machine, integrated fridge/freezer, recessed spotlighting, laminated strip wood flooring.

First Floor

Bedroom 1

17'0 x 11'4

Built-in cupboard.

Bedroom 2

11'9 x 7'7

Bedroom 3

8'4 x 7'0

Shower Room

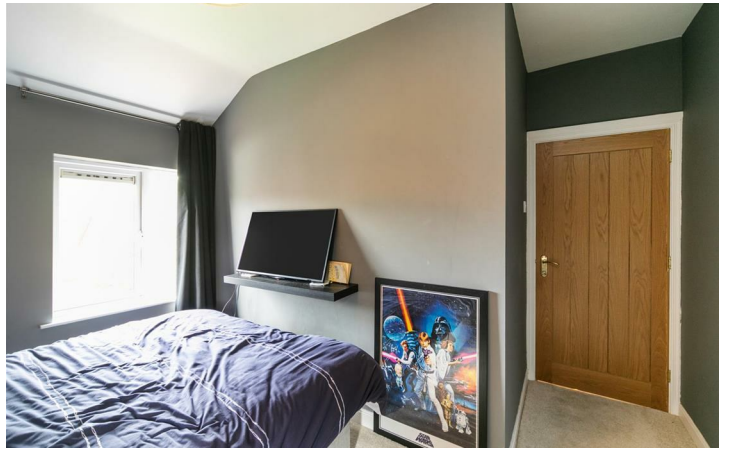
Comprising walk-in shower cubicle, pedestal wash hand basin and low flush WC. Part panelled walls, recessed spotlighting, fully tiled flooring.

Outside

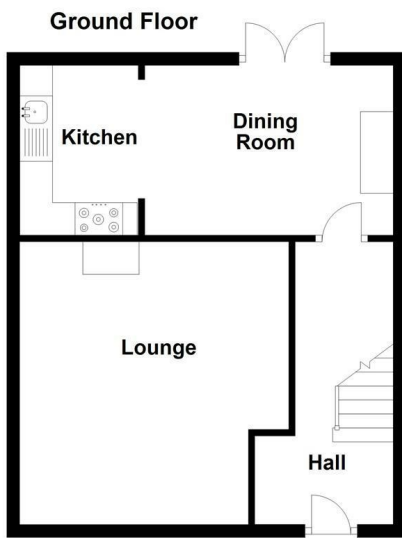
Brick paved driveway to front, attractive garden in lawn to front and rear. Large decked area and patio area. Garden shed.











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.

9 Ardgreenan Crescent, 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		
(21-38) F	21	23
(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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