

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**24 GLENVARLOCK STREET,  
BELFAST, BT5 5GS**

**OFFERS AROUND £109,500**





Located in the popular Castlereagh area of East Belfast and only a short stroll to bus stops, parks, shops and restaurants in the local area, this attractive mid terrace property has been beautifully presented by its current owners.

Comprising living room with laminate flooring, attractive fitted kitchen with built-in oven and hob and breakfast bar, and leading to a rear hall, housing the gas boiler and onto the shower room with modern white suite. On the first floor, the property boasts two bright and spacious bedrooms.

Ideal for a first time buyer, young couple or investor, this excellent property is convenient to commute to the city centre and will appeal to all. Early viewing comes highly recommended.



## Key Features

- Well Presented Mid Terrace Property
- Spacious Lounge With Under Stair Storage
- Modern Kitchen With Breakfast Bar
- Rear Hallway Leading To Shower Room
- Two Bright Spacious Bedrooms
- Gas Central Heating & PVC Double Glazing
- Convenient Location Close To Local Amenities
- Ideal First Time Buyer Home Or Investment



### Accommodation Comprises

#### Living Room

14'9 x 11'0

Laminated strip wood flooring.  
Storage under stairs.

#### Kitchen

10'9 x 6'8

Excellent range of high and low level units, single drainer stainless steel sink unit, oven and ceramic hob, plumbing for washing machine, part tiled walls, fully tiled flooring. Breakfast bar, recessed spotlighting.

#### Rear Hall

Tiled flooring. Gas boiler. PVC back door.

#### Shower Room

White suite comprising corner shower cubicle, wash hand basin and low flush WC. Part tiled walls, tiled floor. Recessed spotlighting.

#### First Floor

#### Landing

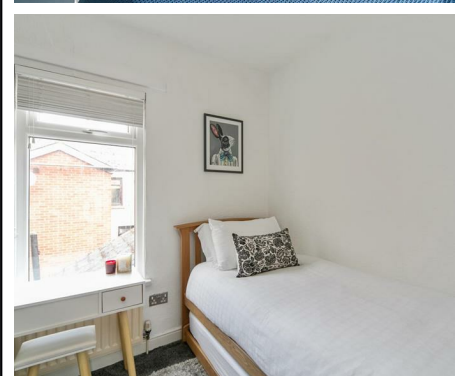
Storage cupboard.

**Bedroom 1**  
10'9 x 10'0

**Bedroom 2**  
11'2 x 6'9

#### Outside

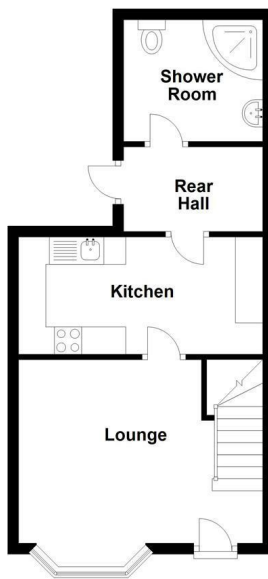
Enclosed yard to rear.



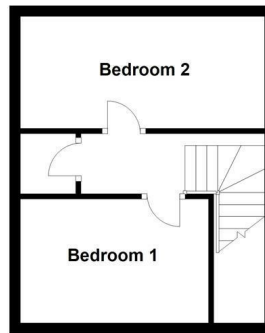




Ground Floor



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.

24 Glenvarlock Street

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	66
(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

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



CWS Properties Ltd, Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark