

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 4, 114 TEMPLEMORE
AVENUE, BELFAST, BT5 4FX**

OFFERS OVER £124,950



A well presented first floor apartment within this ever popular development on Templemore Avenue.

Comprising bright spacious lounge with private balcony, and open to kitchen with integrated oven and hob, two well proportioned bedrooms, both with built-in storage, and white shower room suite, the property also boasts gas fired central heating, uPVC double glazed windows, secure ground floor "under building" parking and a communal decked area on the first floor.

Located in an excellent location beside Templemore Baths leisure centre and within walking distance of Connswater shopping centre and Ballyhackamore village, the apartment is also located on the Glider bus route into Belfast city centre. This property will appeal to first time buyers and investors and must be viewed to be fully appreciated.



Key Features

- Attractive First Floor Apartment In A Popular Location
- Open Plan Living/Dining Area With Private Balcony
- Two Double Bedrooms, Both With Built-In Storage
- Gas Fired Central Heating & Double Glazed Windows
- Private Under Building Parking & Communal Decked Garden Area
- Convenient Location Within Walking Distance Of Many Amenities
- Located On The Glider Bus Route Into City Centre
- Ideal Purchase For First Time Buyers & Investors With No Onward Chain



Accommodation Comprises

Entrance Hall

Living Room

16'9" x 12'3"

PVC door to balcony. Open to:

Kitchen

8'4" x 5'5"

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, stainless steel oven and gas hob. Gas boiler.

Bedroom 1

15'5" x 9'7"

Built-in wardrobe.

Bedroom 2

11'2" x 10'2"

Built-in wardrobe.

Shower Room

White suite comprising corner shower cubicle, low flush WC and pedestal wash hand basin.

Additional Information

Under building secure car parking.
Communal car parking.





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		81	81
(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.

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