

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



11 SCHOMBERG PARK, BELFAST, BT4 2HH

OFFERS AROUND £349,950

An excellent, well presented, extended and modernised family home in the much sought after Schomberg area, close to a vast range of amenities on both the Belmont Road and Ballyhackamore village. This property offers great accommodation in a cul-de-sac position and includes a detached garage with gardens in lawn.

The accommodation comprises entrance hall with ground floor cloakroom and toilet suite, leading to a good sized lounge with attractive fireplace and sliding door to garden, plus separate living/dining room. The extended kitchen comprises modern range of Ivory lacquered units, integrated appliances, breakfast bar, and tiled flooring.

The first floor comprises three well proportioned bedrooms, master bedroom with a range of built-in wardrobes and family shower room, plus a storage cupboard on the landing that gives access to a large fully floored roof space, that could be converted in the future, subject to any necessary consents/permissions needed.

Outside, the property benefits from an excellent driveway to the front leading to a superb detached garage that has a utility area to the rear. Additionally, an attractive garden to the rear in lawn with flower beds and a patio area.

This well maintained detached property offers everything a young couple or family needs and is ideally located close to a range of amenities including schools, bus routes and motorway networks. An internal inspection is essential to fully appreciate all this fine home has to offer.



Key Features

- Excellent Extended Detached Family Home
- Modern Kitchen With Integrated Appliances
- Ground Floor WC & Family Shower Room
- Gas Central Heating & Double Glazed Windows
- Spacious Lounge With Patio Doors To Garden
- Three Well Proportioned Bedrooms To First Floor
- Large Fully Floored Roofspace
- Driveway, Detached Garage & Well Maintained Lawn



Accommodation Comprises

Entrance Hall

Solid wood flooring.

Ground Floor WC

Low flush WC, vanity unit. Part tiled walls.

Living Room

20'4 x 12'8

Attractive fireplace with granite inset and hearth, PVC sliding door to rear, cornice, semi solid wood flooring.

Living/Dining

14'0 x 11'2

Laminated strip wood flooring.

Kitchen

14'7 x 7'5

Excellent range of high and low level units, single drainer stainless steel sink unit, oven and ceramic hob, integrated dishwasher, breakfast bar and tiled flooring.

First Floor

Landing

Bedroom 1

12'8 x 11'9

Range of built-in robes. Laminated strip wood flooring.

Bedroom 2

12'9 x 8'5

Built-in robes.

Bedroom 3

11'2 x 7'5

Built-in robes. Laminated strip wood flooring.

Shower Room

White suite comprising shower cubicle, vanity unit and low flush WC. Towel rail. Part tiled walls.

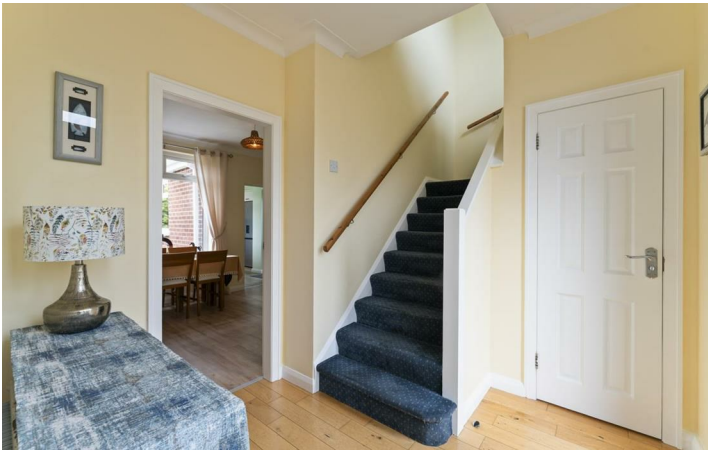
Outside

Driveway to front for parking 2 x cars. Attractive garden to rear with lawns and flowerbeds. Patio area. Outside tap and light.

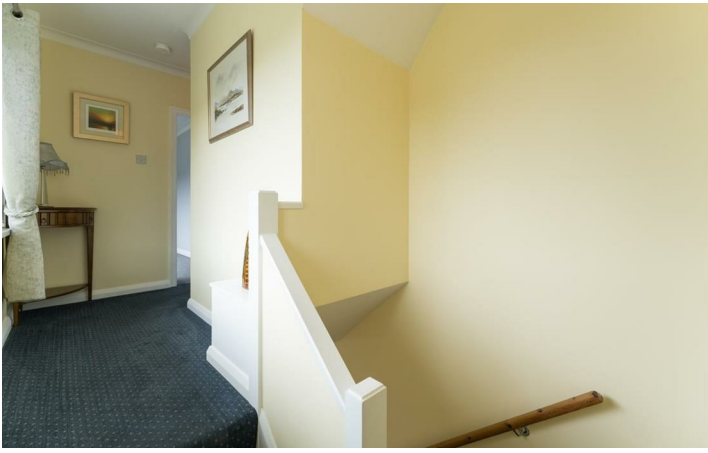
Detached Garage

17'5 x 9'10

Roller shutter door. Gas boiler. Utility to rear with plumbing for washing machine and venting outlet for tumble dryer.











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.

11 Schomberg Park, 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		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	66	68
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

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