

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**510 UPPER NEWTOWNARDS ROAD, BT4 3HB**

**OFFERS AROUND £375,000**



A deceptively spacious period home in the heart of Ballyhackamore, this attractive red brick semi-detached home offers great family accommodation within walking distance of the many local amenities, and includes additional off street parking space, and enclosed rear garden with garage.

The accommodation comprises of beautiful high ceilings with decorative cornicing, entrance porch with tiled flooring, and entrance hall leading to three reception areas. Lounge with marble fireplace and beautiful bay window, open to living room with another bay window. Dining room comprising of wood laminate floor, kitchen including extensive range of units and space for appliances, partly tiled walls and tiled flooring. The ground floor further benefits from a toilet suite with utility area, plumbed for washing machine.

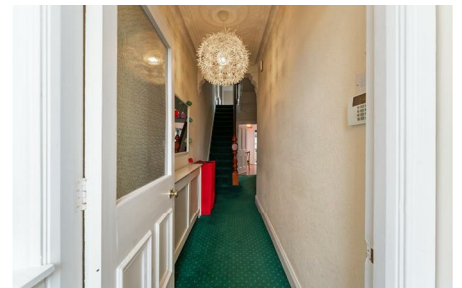
Overall, this family home offers four excellent bedrooms, three of which are on the first floor including two bedrooms with wash hand basins, and master bedroom with en-suite shower room. The shower room includes built-in shower cubicle with electric shower and partly tiled walls. The second floor boasts a fourth good size bedroom to include eaves storage.

The outside offers a good size tarmac driveway to front and side with space for up to 4 cars, leading to detached garage and enclosed rear garden with good sized lawn. Further storage included with a lean-to brick shed/boiler house. A fantastic home in the heart of a much sought after area, Ballyhackamore is the hub to so many popular restaurants, cafes and schools, not to mention the Glider bus service into Belfast city centre.



## Key Features

- Stunning Semi-Detached Period Home In The Heart Of Ballyhackamore
- Dining Room With Wood Laminate Floor Leading To Kitchen With Tiled Floor
- Tarmac Driveway Leading To Detached Garage With Space For Four Cars
- Conveniently Located Close To Comber Greenway & Local Schools
- Lounge With Marble Fireplace Open To Living Room, With Bay Windows
- Four Good Size Bedrooms Across Two Floors, Master Bedroom With En-Suite
- Generous Rear Garden With Good Sized Lawn, Brick Shed & Boiler House
- No Onward Chain



### Accommodation Comprises

#### Enclosed Entrance Porch

Tiled flooring.

#### Entrance Hall

Cupboard understairs.

#### Lounge

13'0 x 12'0

(into bay) Marble fireplace with carved surround. Open to:

#### Living Room

13'0 x 10'1

(into bay)

#### Dining Room

12'1 x 9'0

Wood laminate flooring.

#### Kitchen

10'0 x 9'0

Range of high and low level units including display cabinets, granite effect worksurfaces, inset single drainer, 1 1/4 bowl stainless steel sink unit with mixer tap, space for cooker (piped for gas), space for fridge freezer, plumbed for dishwasher, part tiled walls, tiled flooring.

#### Ground Floor WC/Utility

White suite comprising pedestal wash hand basin with tiled splashback, low flush WC and tiled flooring. Plumbing for washing machine and dryer, extractor fan.

### First Floor

#### Bedroom 1

16'0 x 14'0

(into bay)

#### En-Suite Shower Room

White suite comprising built-in shower cubicle with electric shower, tiled walls and shower door, pedestal wash hand basin, low flush WC, part tiled walls.

#### Bedroom 2

13'0 x 10'1

(into bay) Pedestal wash hand basin with tiled splashback.

#### Bedroom 3

9'1 x 9'0

(at widest point) Pedestal wash hand basin with tiled splashback. Hot press.

#### Bathroom

White suite comprising panelled bath, walk-in shower cubicle with electric shower and tiled splashback with folding shower door, pedestal wash hand basin, low flush WC, part tiled walls.

### Second Floor

#### Landing

#### Bedroom 4

15'1 x 8'0

(average) Eave storage.

#### Outside

Front and side tarmac driveway with additional parking space. Enclosed rear garden with good size lawn. Oil storage tank.

### Lean To Brick Shed

9'0 x 7'1

### Boiler House

9'0 x 7'1

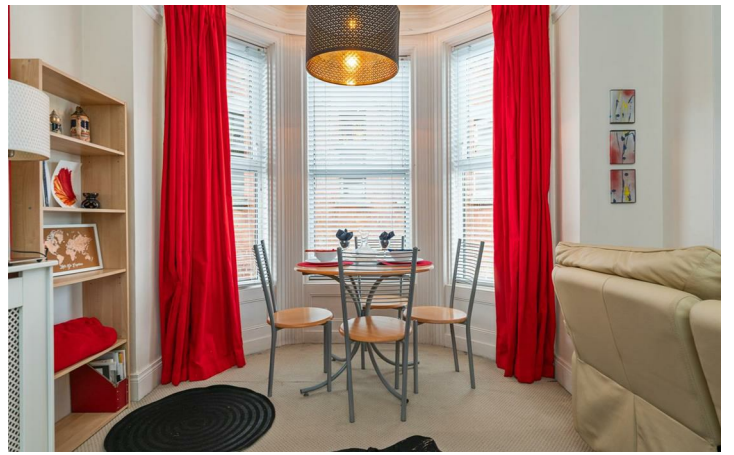
Light and power, oil fired boiler, low flush WC.

### Detached Garage

17'0 x 9'0

Light and power, up and over door.





















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.  
Plans produced using Planlady.

510 Upper Newtownards Rd

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	27	39
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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