

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 BETHANY STREET, BELFAST, BT4
3FE**

OFFERS AROUND £169,950



An excellent end terrace property in the heart of Ballyhackamore, offering attractive accommodation to include modern kitchen, new luxury bathroom, and two excellent bedrooms.

Comprising of attractive wood laminate flooring from the entrance hall through to the lounge, open to dining room, including bay window to front. Modern kitchen comprising of a range of 'ivory white' units, built-in oven with ceramic hob, and attractive tiled walls and ceramic tiled flooring. The first floor includes two well proportioned bedrooms and recently fitted luxury bathroom suite, including walk-in shower cubicle with built-in rainfall shower, separate panelled bath, attractive tiled walls, chrome feature radiator, and linen cupboard.

A great location with some of the best restaurants East Belfast has to offer, all within walking distance, and of course the ever popular Glider express bus service into Belfast city centre. Very little maintenance, low outgoings, and attractive throughout, this property is perfect for first time buyers.



Key Features

- Excellent End Terrace In The Heart Of Ballyhackamore
- Through Lounge With Bay Window, Open To Dining
- Modern Kitchen With Built-In Oven And Hob
- Two Well Proportioned Bedrooms To First Floor
- Luxury Bathroom With Walk-In Shower Cubicle
- Gas Fired Central Heating & uPVC Double Glazing
- Ideal Location Close To A Range Of Local Amenities
- Perfect For First Time Buyers & Young Professionals



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Lounge

12'1 x 9'2

(into bay) Wood laminate flooring. Open to:

Dining Room

10'7 x 10'4

(at widest point) Wood laminate flooring.

Kitchen

14'1 x 6'4

Range of high and low level ivory white units, marble effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, plumbing for washing machine, space for fridge freezer, part tiled walls, ceramic tiled flooring, recessed spotlighting, storage space under stairs.

First Floor

Landing

Bedroom 1

14'0 x 10'0

Bedroom 2

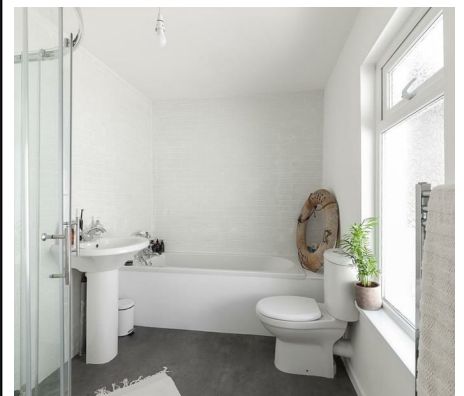
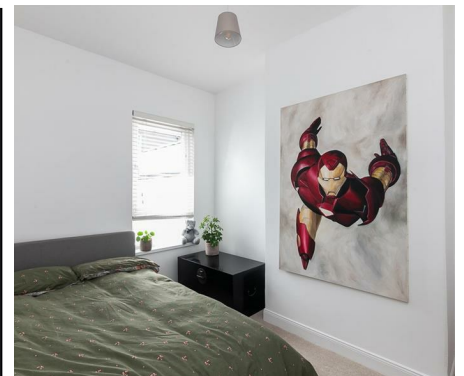
10'3 x 8'2

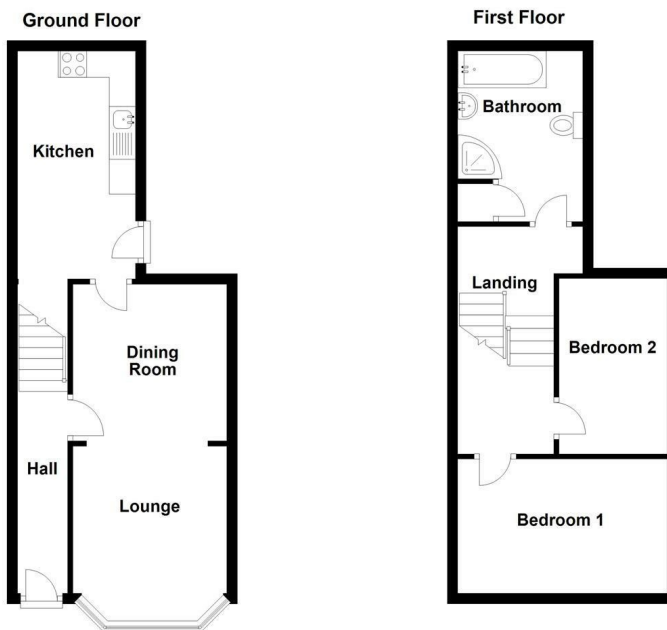
Bathroom

Modern white suite comprising walk-in shower cubicle with rainfall shower and handheld shower, sliding shower doors, panelled bath with mixer tap and telephone shower, pedestal wash hand basin with mixer tap, low flush WC, part tiled walls, chrome feature radiator, linen cupboard with gas fired boiler.

Outside

Small front yard. Enclosed rear yard with paving area and access for bins.





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.

2 Bethany Street

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		50	55
(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