

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 EDENVALE CRESCENT, BELFAST, BT4 2BH**

**OFFERS AROUND £210,000**



An excellent semi-detached property in the heart of Belmont, offering attractive modernised accommodation, mature gardens and a convenient location to the vast range of amenities on the Belmont Road.

Comprising of entrance hall with wood laminate flooring and recessed spotlighting, modern ground floor toilet suite, generous dining kitchen, including modern range of units, built-in appliances, and partly tiled walls with wood laminate flooring. The lounge includes a hole in wall feature granite fireplace with stove, wood laminate floor through to a good size conservatory with patio doors to attractive garden.

The first floor offers three well proportioned bedrooms, all with wood laminate flooring, and one to include built-in robes. Modern white bathroom suite comprising of good size bath with handheld shower, and built-in rainfall shower with curved shower screen, fully tiled walls and recessed spotlighting. The outside is well presented and includes brick paving and attractive flowerbeds to front, a well maintained lawn with raised flowerbeds and generous paved areas to rear garden, also benefiting from a brick shed/utility, which includes a matching range of units, and plumbing for washing machine.

Situated within a popular area, this family home has undergone a complete renovation over recent years and offers superb accommodation for professionals and families wanting to be close to some of East Belfasts most attractive amenities, including schools, the Glider express bus service into Belfast city centre and of course the easy access to the main arterial routes to and from Belfast, including Belfast city airport.



## Key Features

- Excellent Semi-Detached Property In A Popular Location
- Modern Kitchen With Built-In Appliances & Space For Dining
- Modern Bathroom With Rainfall Shower Over Bath
- Well Presented Lawn And Patios To Front And Rear
- Lounge With Feature Fireplace Leading To Conservatory
- Three Well Proportioned Bedrooms, One With Built-In Storage
- Gas Fired Heating And Upvc Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring. Recessed spotlighting.

#### Ground Floor WC

Modern white suite comprising vanity unit with mixer tap, tiled splashback and low flush WC. Gas fired boiler. Wood laminate flooring.

#### Dining Kitchen

Modern range of high and low level units, formica work surfaces with inset single drainer stainless steel sink unit with mixer tap, built-in double oven with warming drawer, pullout feature larder, ceramic hob with stainless steel splashback and stainless steel extractor hood, space for fridge freezer, plumbed for washing machine, part tiled walls, wood laminate flooring.

#### Lounge

16'8 x 9'7

Hole in wall feature granite fireplace with tiled inset and stove. Wood laminate flooring. Archway to:

#### Conservatory

10'7 x 9'4

Wood laminate flooring. Patio doors to garden.

#### First Floor

#### Landing

#### Bedroom 1

15'9 x 8'2

(at widest point) Including built-in robes. Wood laminate flooring.

#### Bedroom 2

10'9 x 8'6

Wood laminate flooring.

#### Bedroom 3

9'6 x 8'3

Wood laminate flooring.

#### Bathroom

Modern white suite comprising panelled bath with mixer tap and handheld shower, built-in rainfall shower and curved shower screen, pedestal wash hand basin with mixer tap and low flush WC. Illuminated mirror, fully tiled walls, timber panel ceiling with recessed spotlighting, extractor fan.

#### Outside

Front garden with brick paving and flowerbeds and boundary hedge. Rear garden with lawn, raised flowerbeds and paved areas. Garden shed.

#### Brick Shed/Utility

6'4 x 5'8

Range of high and low level units, formica work surfaces, inset single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for dryer, wood laminate flooring







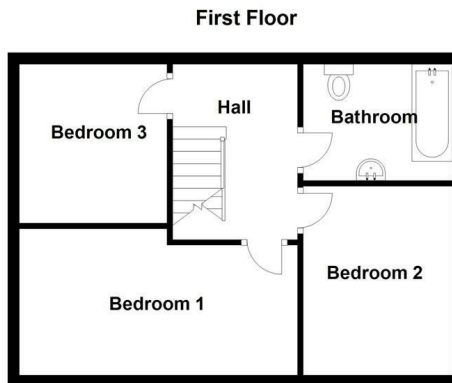
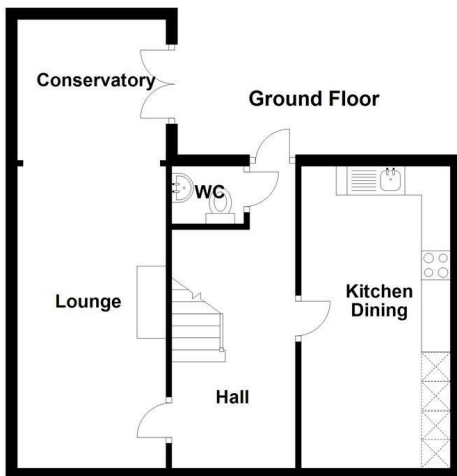












Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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) <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>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	60	66
<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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