

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**103 HYNDFORD STREET, BELFAST,  
BT5 5JF**

**OFFERS OVER £99,950**



A mid terrace property in need of some modernisation, located in a much sought after area within walking distance to Ballyhackamore, a great opportunity for investors or first time buyers wanting to put their own stamp on their first home!

The accommodation comprises of entrance porch with wood laminate flooring through to lounge with mock hole-in-wall fireplace. Dining kitchen comprising of fitted units with breakfast bar, partly tiled walls and wood laminate flooring open to dining area. Rear entrance porch leading to spacious bathroom comprising of white suite with rainfall shower over bath and partly tiled walls. The first floor offers two well proportioned bedrooms, one with built-in storage.

Other benefits include gas fired central heating and uPVC double glazed windows, small front garden and enclosed rear yard. An excellent home for a first time buyer wanting to make their own improvements while living in such a convenient residential area, close to many local amenities including Connswater retail park and of course the express Glider bus service into Belfast city centre.



## Key Features

- Mid Terrace Property In A Popular Location
- Lounge With Mock Hole In Wall Fireplace
- Kitchen With Breakfast Bar And Laminate Floor
- Bathroom With Rainfall Shower Over Bath
- Two Bedrooms, One With Built-In Storage
- Gas Heating & PVC Double Glazed Windows
- Convenient Location Close To Local Amenities
- Ideal Investment Or First Time Buyer Home



## Accommodation Comprises

### Enclosed Entrance Porch

Wood laminate flooring.

### Lounge

12'8 x 12'2

Mock hole in wall fireplace. Wood laminate flooring. Cupboard under stairs.

### Dining Kitchen

12'2 x 9'0

Range of high and low level units, Formica work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, space for cooker, stainless steel extractor hood, plumbing for washing machine, breakfast bar, part tiled walls, wood laminate flooring. Open to dining area.

### Rear Hall

### Bathroom

White suite comprising panelled bath with mixer tap with rainfall shower and handheld shower, wash hand basin and low flush WC. Part tiled walls.

## First Floor

### Landing

### Bedroom 1

12'9 x 12'3

(at widest point)

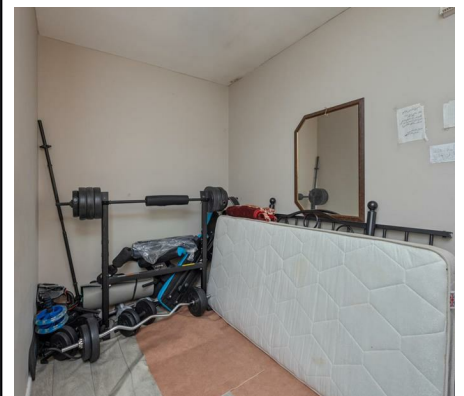
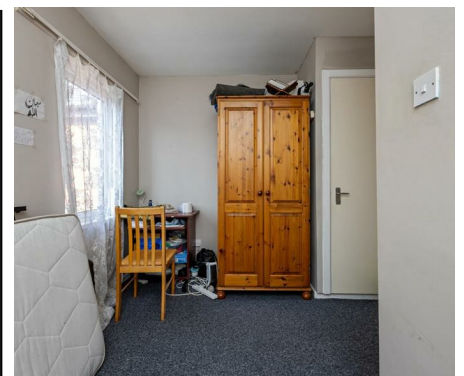
### Bedroom 2

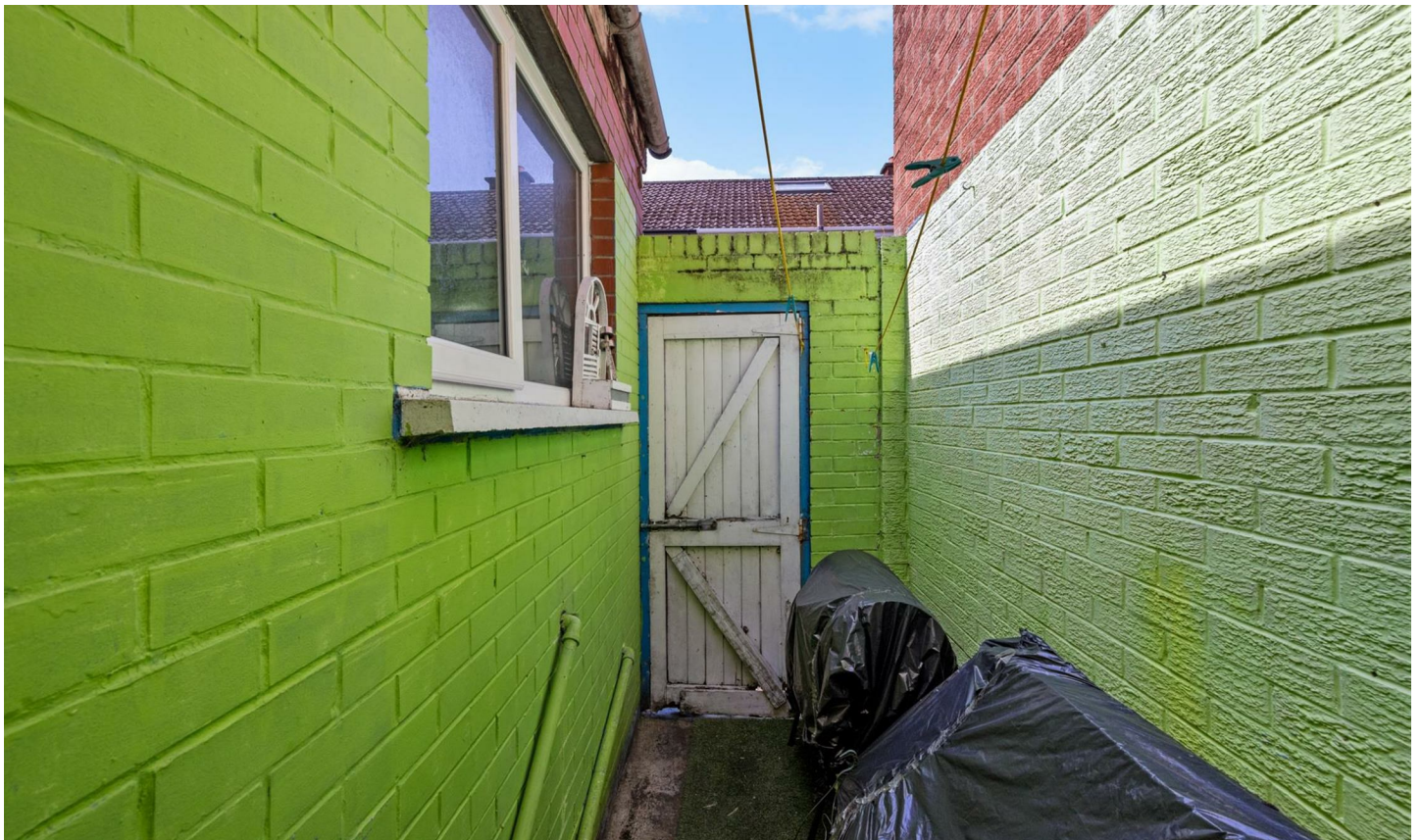
12'2 x 9'1

(at widest point)

### Outside

Small front garden. Enclosed rear yard.





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			
(69-80) C			
(55-68) D		61	67
(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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