

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



1 ABBEY PARK, BELFAST, BT5 7HN

OFFERS AROUND £209,950



This attractive red brick semi detached home is situated in a cul-de-sac in a prime residential location which is renowned for its convenience to many leading primary and grammar schools, whilst boasting ease of access to Belfast City Centre for the commuter.

The property internally offers bright and spacious family accommodation, comprising living room with laminate flooring, dining room and an attractive fitted kitchen with integrated oven and hob. On the first floor, the property has three bright bedrooms, all with wood laminate flooring, and a bathroom suite.

Benefiting from the cul-de-sac position, number 1 offers any future buyers the added bonus of a larger than average garden to the side and rear, and is mostly surrounded by mature hedges offering great privacy.

Ideal for a wide range of purchasers and within ease of access to many local amenities including Stormont Parliament Buildings, the Ulster Hospital, and Ballyhackamore with its range of shops, pubs and restaurants, this property must be viewed to appreciate fully all it has to offer.



Key Features

- Excellent Red Brick Semi-Detached Home In A Cul-De-Sac Position
- Two Reception Rooms To Include Living Room And Dining Room
- Fitted Kitchen With Integrated Oven And Hob And PVC Back Door
- Three Bedrooms To The First Floor, All With Wood Laminate Flooring
- Spacious Attractive Gardens To Side And Rear, Offering Great Privacy
- Oil Fired Central Heating System And uPVC Double Glazed Windows
- Convenient Location Close To Ballyhackamore And Local Amenities
- Ideal Purchase For Both First Time Buyers And Families



Accommodation Comprises

Entrance Hall

Lounge

12'6 x 11'9

Laminate strip wood flooring.

Dining

10'5 x 8'7

Laminate strip wood flooring.

Kitchen

9'2 x 8'0

Range of high and low level units, single drainer sink unit with mixer tap, stainless steel oven and 4 ring hob, plumbed for washing machine, part tiled walls, recessed spot lighting.

First Floor

Landing

Bedroom 1

12'0 x 10'2

Laminate strip wood flooring.

Bedroom 2

10'6 x 10'2

Laminate strip wood flooring.

Bedroom 3

8'9 x 8'4

Laminate strip wood flooring.

Bathroom

White suite comprising panelled shower bath with mixer tap, Triton electric shower, pedestal wash hand basin, low flush WC, fully tiled walls.

Detached Garage

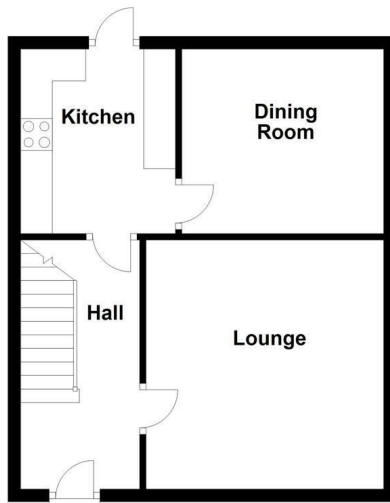
Outside

Driveway to front, attractive garden to rear and side with lawns, mature shrubs, hedging and boundary fence. Oil fired boiler, PVC oil tank, outside tap and light.

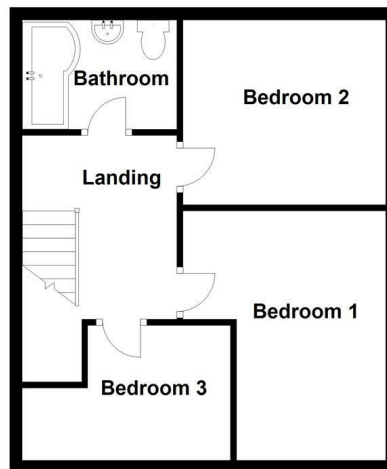




Ground Floor



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 misstatement. 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			
(39-54) E		42	66
(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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