

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



14 EBRINGTON GARDENS, BELFAST, BT4 3BY

OFFERS AROUND £369,950

This beautiful, deceptively spacious red brick semi detached family home is in the much sought after Ballyhackamore area is just off the Upper Newtownards Road and offers excellent living space for the family wanting to be close to many of East Belfast's popular schools, restaurants and access to the Glider Bus system.

The accommodation comprises entrance hall with laminate flooring, leading to three reception rooms, two with feature bay windows and lounge to the front benefitting from an attractive fireplace and cast iron wood burning stove. The well appointed kitchen to the rear of the property offers an excellent range of cupboard space with integrated appliances and opens to a utility/cloakroom which offers plumbing for a washing machine, a corner shower cubicle and a downstairs w.c.

On the first floor the property offers four bright bedrooms, the master bedroom to the front with a range of built in wardrobes and the rear bedroom overlooking the attractive garden to the rear. The family bathroom offers a three piece suite with a shower over the bath and fully tiled walls and flooring.

Offering double glazing, oil fired central heating, and driveway to the front for off street parking, the property also has a westerly facing, private and good sized garden to the rear plus a comfortable patio/entertaining area to the side of the house. This property has been cared for over the years by its current owners who have occupied the house for nearly forty years. An internal inspection is essential to appreciate fully all this fine home has to offer.



Key Features

- Stunning Red Brick Semi Detached Family Home In Ballyhackamore
- Kitchen With Integrated Appliances, Open To Utility/Shower Room
- Family Bathroom With Shower Over Bath, Fully Tiled Walls & Floor
- Spacious Garden To Rear With Entertainment Patio Area To Side
- Lounge, Living Room And Dining Room, Two With Bay Windows
- Four Bedrooms, Spacious Master With Range Of Built-In Wardrobes
- Oil Fired Central Heating System & Upvc Double Glazed Windows
- Convenient Location Close To Many Local Amenities & Bus Routes



Accommodation Comprises

Entrance Porch

Entrance Hall

Laminated strip wood flooring.
Cloak cupboard under stairs.

Lounge

14'9 x 11'6

(into bay) Attractive fireplace with multi-fuel cast iron stove. Cornice to ceiling.

Living Room

12'2 x 11'0

(into bay) Laminate strip wood flooring. Cornicing to ceiling.

Dining Room

11'4 x 11'0

Kitchen

10'9 x 10'3

Excellent range of high and low level units, single drainer stainless steel sink unit, integrated dishwasher and fridge, part tiled walls, fully tiled flooring. Open to:

Utility/Shower

6'9 x 6'5

Corner shower cubicle, wash hand basin, low flush WC, plumbing for washing machine, part tiled walls.

First Floor

Master Bedroom

16'0 x 12'0

Bedroom 2

12'5 x 10'2

With bay window.

Bedroom 3

11'0 x 9'0

Bedroom 4

8'0 x 7'9

Bathroom

White suite comprising panelled bath with electric shower, towel rail, semi-pedestal wash hand basin, low flush WC, fully tiled walls and fully tiled floor. Recessed spotlighting.

Outside

Driveway to the front for off street parking. Attractive garden to rear with lawn, hedges, shed, trees and shrubs. Private patio to side with raised flowerbeds.



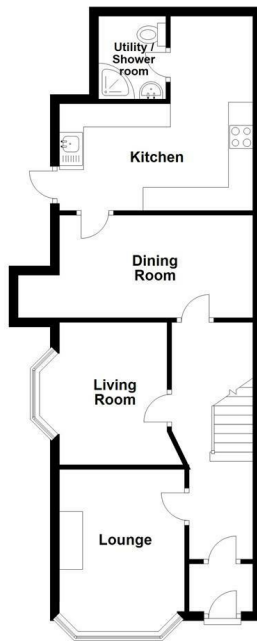




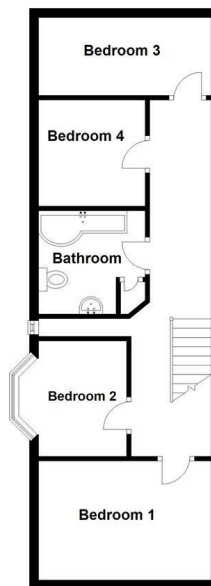




Ground Floor



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 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		
(39-54) E	44	46
(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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