

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



6 BURGHLEY MEWS, BELFAST, BT5 7GX

OFFERS AROUND £325,000

An excellent semi detached property offering superb family accommodation within an exclusive development of the much sought after Kings Road, and within walking distance of the ever popular Ballyhackamore area and it's many cafes and restaurants.

Built in 2006, this attractive home offers deceptively spacious accommodation, comprising of an entrance hall with a beautiful tiled floor, and cloakroom with toilet suite. Open plan lounge comprising of wood laminate flooring, double doors to rear patio garden, and recessed spot lighting, open to attractive kitchen, including a range of "maple style" units, granite effect work tops and integrated appliances. Furthermore, this is complimented by attractive tiled walls and ceramic tiled flooring leading to a generous sunroom with another set of patio doors to the rear garden. Other benefits on the ground floor include a separate utility room with a range of units and space for appliances.

The first floor includes two double bedrooms, the master bedroom comprises of recessed spot lighting and modern ensuite shower room with built in shower cubicle, chrome feature radiator and ceramic tiled flooring. Additional to this is, family bathroom comprising of modern white suite to include attractive tiling on both walls and floor. The second floor is dedicated to bedroom three, which includes a walk-in dressing room area, offering a range of built in robes and drawers, and ensuite shower room comprising of modern white suite, walk-in shower cubicle, chrome feature radiator and ceramic tiled flooring.

Situated within a modern development and offering deceptive accommodation, this property further benefits from a generous brick feature driveway with separate bin store, and enclosed rear patio along with mature trees. This is great, easy to maintain accommodation, perfect for the young professionals or mature family.



Key Features

- A Deceptively Spacious Semi Detached Home Within An Exclusive Development
- Modern Kitchen With Integrated Appliances And Separate Utility Room
- Family Bathroom With Modern White Suite And Ground Floor WC
- Brick Feature Driveway And Patio Doors To Private Patio Garden
- Open Plan Lounge To Attractive Kitchen And Generous Sun Room
- Three Double Bedrooms, Two With Luxury Ensuite Shower Rooms
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Popular Residential Area, Close To Arterial Routes And Ballyhackamore Village



Accommodation Comprises

Entrance Hall

Tiled floor.

Ground Floor WC

Modern white suite comprising pedestal wash hand basin with mixer tap, low flush WC, tiled floor, extractor fan.

Lounge

17'8 x 14'6

(at widest points) Wood laminate flooring, recessed spot lighting, patio doors to garden. Open to:-

Kitchen

9'8 x 8'3

Range of high and low level 'Maple' units including display cabinet, granite work surfaces with double drainer, inset 1 1/4 bowl stainless steel sink unit with mixer tap, built in under oven, gas hob, stainless steel extractor hood, integrated fridge, integrated freezer, integrated dishwasher, part tiled walls, ceramic tiled floor, archway to:-

Sun Room

11'1 x 10'7

Ceramic tiled floor, recessed spot lighting, patio doors to garden.

Utility Room

9'3 x 5'4

Range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for tumble dryer, part tiled walls, ceramic tiled floor.

First Floor

Landing

Hotpress.

Bedroom 1

14'5 x 10'1

Recessed spot lighting.

Ensuite Shower Room

Modern white suite comprising, single pedestal wash hand basin with mixer tap, tiled splash back, built in shower cubicle with built in shower, tiled wall, folding shower screen, low flush WC, chrome radiator, ceramic tiled floor, extractor fan.

Bedroom 2

14'0 x 7'7

Bathroom

Modern white suite comprising panelled bath with mixer tap, semi pedestal wash hand basin with mixer tap, low flush WC, chrome radiator, part tiled walls, ceramic tiled floor, extractor fan.

Second Floor

Landing

Bedroom 3

24'3 x 13'3

(at widest points) Modern range of built in robes and drawers, Velux window

Ensuite Shower Room

Modern white suite comprising with shower cubicle, built in shower, tiled wall and sliding shower doors, semi pedestal wash hand basin, mixer tap with splash back, low flush WC, chrome radiator, ceramic tiled floor, extractor fan, Velux window.

Outside

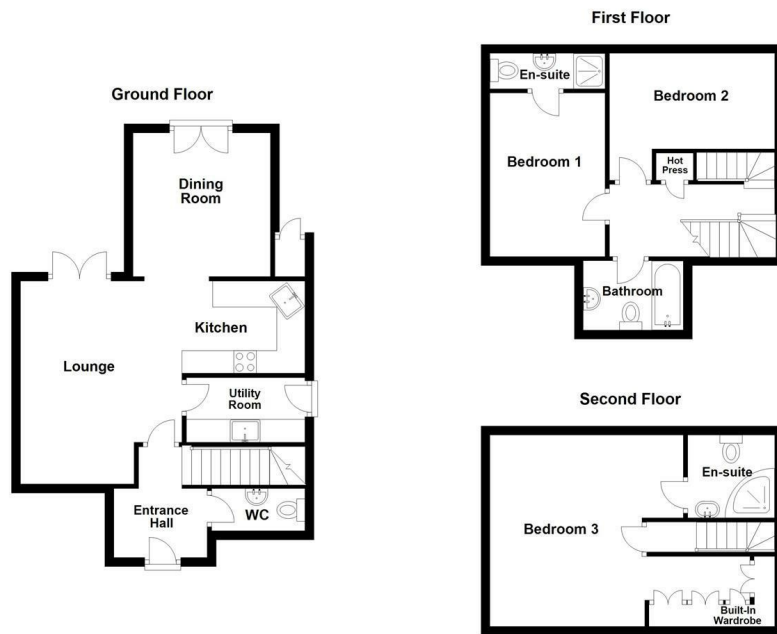
Brick pavior path and driveway with bin store to rear, enclosed rear patio garden with mature trees and shrubs. Outside store with gas fired boiler.











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.

6 Burghley Mews, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(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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