

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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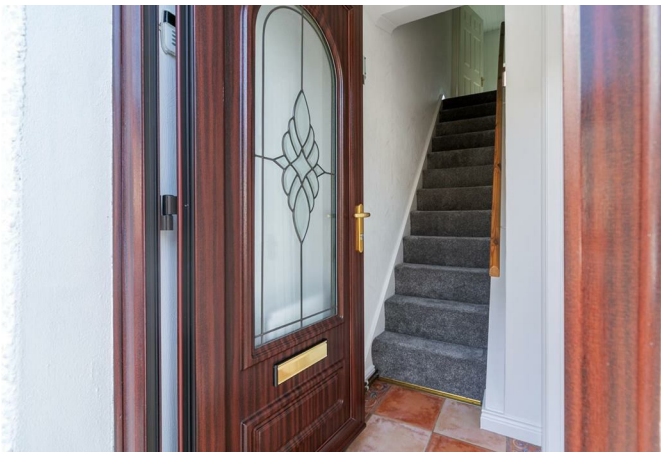
NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 ABETTA PARADE, BELFAST, BT5  
5EH**

**OFFERS AROUND £119,950**





A well presented semi detached property in the ever popular Bloomfield area within walking distance to the vast array of amenities on offer in Ballyhackamore and easy access to Belfast City Centre using the Glider Bus Service.

Ideal for a vast range of purchasers including first time buyers, young professionals, couples, or investors wishing to rent the property, the accommodation offers bright living room with laminate flooring, attractive fitted kitchen, two good sized bedrooms and shower room suite to the first floor.

The property further benefits from gas fired central heating, PVC double glazed windows. This home will be a popular choice, and an early viewing is essential to avoid disappointment.



## Key Features

- Attractive, Bright Semi Detached Home
- Good Sized Living Room With Laminate Flooring
- Fitted Kitchen Open To Dining / Breakfast Room
- Two Good Sized Bedrooms Both With Laminate Flooring
- Pvc Double Glazed Heating And Gas Fired Heating
- Modern Shower Room On First Floor
- Beautifully Presented And Chain Free
- Ideal For First Time Buyers / Investors



## Accommodation Comprises

### Entrance Hall

Tiled floor.

### Living Room

12'4 x 10'7

Laminate strip wood flooring.

### Kitchen/Dining

13'5 x 7'4

Excellent range of high and low level units, single drainer stainless steel sink unit, Beko stainless steel oven and ceramic hob, fully tiled floor to kitchen, part tiled walls, laminate strip wood flooring to dining area, PVC door to rear.

### First Floor

#### Bedroom 1

14'0 x 10'9

Laminate strip flooring.

#### Bedroom 2

9'4 x 7'9

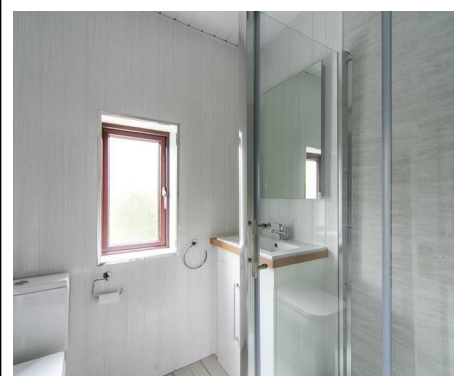
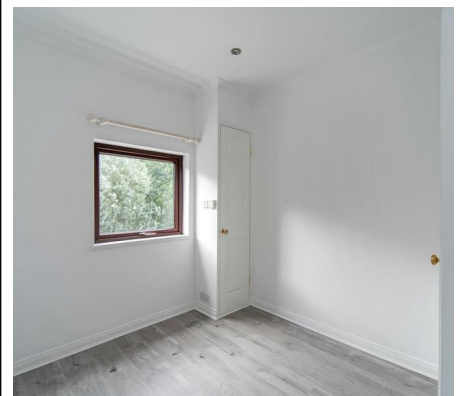
Laminate strip flooring, built in cupboard, gas cupboard with gas boiler.

### Shower Room

White suite comprising shower cubicle, low flush WC, vanity unit, towel rail, partly tiled walls, fully tiled floor.

### Outside

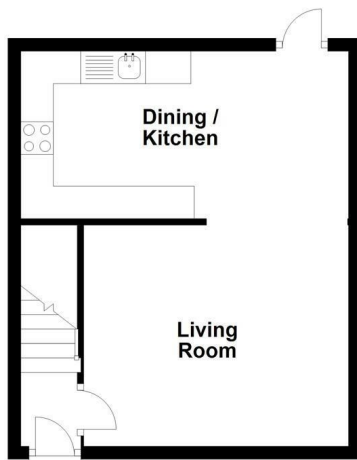
Enclosed yard to rear.







### 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.

### 9 Abetta Parade, Belfast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	72
(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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