

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



2 NORWOOD AVENUE, BELFAST, BT4 2EE

OFFERS AROUND £320,000

A three bedroom detached family home in a mature, much sought after residential location close to both Ballyhackamore and Belmont Road, to include gardens and detached garage.

The accommodation comprises entrance hall with wood laminate flooring through to lounge to include bay window and marble fireplace with gas fire. Open plan living room with hole in wall feature fireplace to include wood burning stove, and sliding patio doors to raised timber decking area overlooking West facing garden. Additionally, a ground floor toilet suite off rear hall, and fitted kitchen with extensive range of units including partly tiled walls and timber panel ceiling.

The first floor offers three well proportioned bedrooms including master bedroom with bay window. Family bathroom comprising of white suite with telephone hand shower over bath, fully tiled walls and good size hot press. Separate toilet suite also includes fully tiled walls. Furthermore, gas fired central heating, gas fired boiler (approximately three years old), uPVC double glazed windows, and great storage with a floored and sheeted roofspace and detached garage.

Located on a good site and offering gardens in lawn to front and rear, good size tarmac driveway to garage, this property is in a fantastic area, ideal for families or young professionals wanting to be close to both schools and many of the appealing amenities such as restaurants and cafes on the Belmont Road. View now to avoid disappointment.



Key Features

- Detached Property In A Popular Location
- Fitted Kitchen With An Extensive Range Of Units
- Bathroom With Hotpress, And Separate WC
- Driveway, Detached Garage & Large Rear Garden
- Lounge With Fireplace & Separate Living Room
- Three Bedrooms, Master With Bay Window
- Gas Fired Central Heating & uPVC Double Glazing
- Convenient Location Close To A Range Of Amenities



Accommodation Comprises

Entrance Porch

Entrance Hall

Wood laminate flooring.

Lounge

13'8 x 11'0

(into bay) Marble fireplace with carved wood surround and gas fire. Wood laminate flooring.

Rear Hall

Wood laminate flooring. Open to:

Living Room

12'7 x 9'9

Hole in wall fireplace with wood burning stove and slate tiled hearth, wood laminate flooring, sliding patio doors to balcony.

Ground Floor WC

Modern white suite comprising pedestal wash hand basin with mixer tap and low flush WC.

Kitchen

12'9 x 6'3

Extensive range of high and low level granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker, housing for fridge freezer, plumbing for washing machine, plumbing for dishwasher, part tiled walls, timber panel ceiling.

First Floor

Landing

Bedroom 1

13'8 x 11'0

(into bay)

Bedroom 2

12'8 x 10'0

Bedroom 3

11'7 x 6'5

Bathroom

White suite comprising panelled bath with mixer tap, telephone shower, shower screen, pedestal wash hand basin. Fully tiled walls. Hotpress with gas fired boiler.

Separate WC

Low flush WC and fully tiled walls.

Outside

Front garden with lawn and tarmac driveway to side. Enclosed West facing rear garden with raised timber decking overlooking lawn. Garden shed.

Detached Garage

18'4 x 9'1

Separate tool shed. Light and power. Up and over door.











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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	67	70
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.

ULSTERPROPERTYSALES.CO.UK

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