

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**2 LANGTRY COURT, BELFAST, BT5
4DN**

OFFERS AROUND £98,000



A deceptively spacious one bedroom apartment in a modern development off Templemore Avenue, ideal location for the young professional commuting to Belfast city centre.

The accommodation comprises enclosed entrance porch through to good size lounge dining room, open to fitted kitchen with integrated appliances, partly tiled walls and wood laminate flooring. Good size master bedroom to include range of built-in robes and wood laminate flooring. Shower room comprising of white suite with built-in shower cubicle, including electric shower, partly tiled walls and ceramic tiled flooring.

Situated within walking distance to the glider bus service into Belfast city centre, and offering parking space for anyone with a car, this one bedroom apartment is a great property to get on the ladder with and offers easy to maintain accommodation with low outgoings for the first time buyer.



Key Features

- One Bedroom Apartment Close To The City Centre
- Good Size Lounge/Dining Room Open To Kitchen
- Kitchen With Integrated Oven And Fridge Freezer
- Master Bedroom With Range Of Built-In Wardrobes
- Shower Room With Ceramic Tiled Flooring
- Gas Central Heating & Upvc Double Glazed Windows
- Convenient Location To A Range Of Local Amenities
- Ideal Purchase For First Time Buyers Or Investors



Accommodation Comprises

Enclosed Entrance Porch

Wood laminate flooring.

Lounge/Dining Room

16'5 x 15'0

Wood laminate flooring, open to kitchen.

Kitchen

Range of high and low level units, wood effect laminate work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, stainless steel extractor hood, integrated fridge freezer, plumbing for washing machine, cupboard with gas fired boiler, part tiled walls, wood laminate flooring.

Bedroom

15'0 x 9'0

(at widest point) Including range of built-in wardrobes. Wood laminate flooring.

Shower Room

Modern white suite comprising built-in shower cubicle with electric shower, tiled walls, shower door, pedestal wash hand basin with mixer tap, tiled splashback, low flush WC, ceramic tiled flooring, extractor fan.





Ground 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		71	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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

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