

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



4 EPWORTH STREET, BELFAST, BT5 4QR

OFFERS AROUND £159,950

A modern townhouse offering great family accommodation, just off Templemore Avenue, and offering easy access to Belfast city centre.

The accommodation includes entrance hall with wood laminate flooring and generous cloak cupboard, ground floor toilet suite with utility area and ceramic tile flooring. Dining room comprising of wood laminate flooring, and open to study area and modern kitchen. The kitchen comprises of built-in under oven with gas hob, partly tiled walls and ceramic tiled flooring.

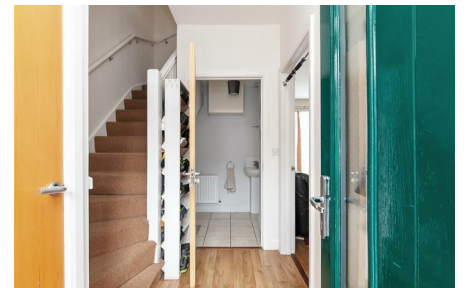
The first floor includes three good size bedrooms, all with wood laminate flooring and the master bedroom also offers an en-suite shower comprising of built-in shower cubicle with electric shower and ceramic tile flooring. Additionally, a family bathroom comprising of modern white suite with shower over bath and ceramic tile flooring and access to a floored roofspace via slingsby ladder.

To the front, there is on street parking and two stores, while the rear offers a generous paved garden with covered storage area and attractive flowerbeds. Offering gas heating, uPVC double glazing, insulated roof and modern accommodation in a convenient location, this property is ideal for first time buyers or families wanting to be close to everything.



Key Features

- Modern Townhouse In A Convenient Location
- Modern Kitchen With Built-In Oven & Tiled Flooring
- Family Bathroom With Ceramic Tiled Flooring
- Popular Location Close To Belfast City Centre
- Lounge/Dining Open To Kitchen, With Patio Doors
- Three Good Size Bedrooms, Master With En-Suite
- Generous Paved Garden To Rear With Storage Area
- Ideal First Time Buy Or Investment Opportunity



Accommodation Comprises

Entrance Hall

Wood laminate floor, cloaks cupboard.

Ground Floor WC

White suite comprising wash hand basin with mixer tap, tiled splashback, low flush WC, plumbed for washing machine, ceramic tiled floor, extractor fan.

Lounge/Dining Room

16'0 x 11'8

Wood laminate flooring. Patio door to garden. Open to:

Study

7'7 x 7'2

Wood laminate floor.

Kitchen

11'8 x 7'8

Modern range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in under oven and gas hob, stainless steel extractor hood, space for fridge freezer, plumbed for dishwasher, part tiled walls, ceramic tiled floor, cupboard with gas fired boiler.

First Floor

Landing

Access to floored roofspace via slingsby ladder.

Bedroom 1

12'1 x 10'6

(at widest points) Wood laminate floor, built in cupboard, patio door with Juliet balcony.

Ensuite

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

Bedroom 2

11'9 x 10'1

Including double built in wardrobe with sliding mirror doors, wood laminate floor.

Bedroom 3

9'5 x 7'0

(at widest points) Including double built in robe with sliding mirror doors, wood laminate floor.

Bathroom

Modern white suite comprising panelled bath with mixer tap, telephone shower, tiled splashback, pedestal wash hand basin with mixer tap, tiled splashback, low flush WC, ceramic tiled floor, extractor fan, built in cupboard.

Outside

Enclosed rear paved garden with covered storage and raised flowerbeds.



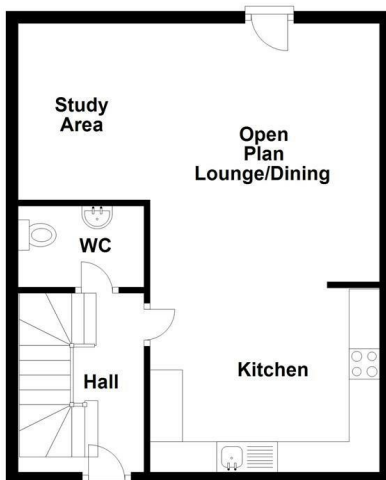




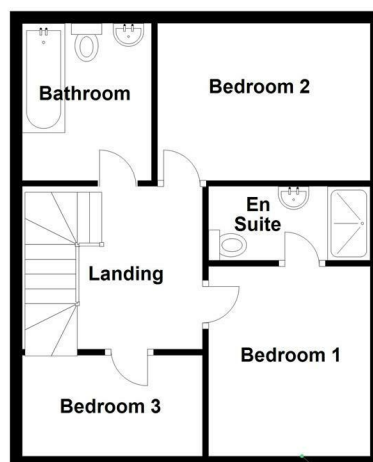




Ground Floor



First Floor



Juliette Balcony

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	74	74
(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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