

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**38 BARNETTS ROAD, BELFAST, BT5 7BB**

**OFFERS AROUND £169,950**

A fully renovated terrace home in the much sought after Barnetts Road area, benefiting from new kitchen, new bathroom, new gas fire central heating, and with a generous garden to rear, this is a must view for first time buyers.

The accommodation comprises of attractive wood laminate flooring throughout the ground floor, including entrance hall with storage under stairs, through lounge dining room, open to luxury new kitchen with quartz effect worktops, integrated appliances and overlooking an attractive rear garden with lawn.

The first floor offers three well proportioned bedrooms, new luxury bathroom comprising of white suite with built-in rainfall shower over bath, and chrome feature radiator. Recently glazed windows replaced. Further benefits include recently replaced double glazed windows, front garden with lawn and hedging, enclosed rear garden with paved area leading to lawn, and brick shed offering extra storage.

This property has been presented with great care and attention to detail, ideal for first time buyers or families wanting to purchase in a well known popular area, close to Stormont Estate Park, and of course benefiting from the glider bus service into Belfast city centre, not to mention the Gilnahirk shops and the convenience to many schools in the area. A must view!



## Key Features

- Excellent Terrace Property Located In The Popular Barnetts Road Area
- Luxury Kitchen With Quartz Effect Worktops And Integrated Appliances
- Newly Fitted Gas Fired Central Heating And uPVC Double Glazed Windows
- Convenient Location Close To Schools And A Wide Range Of Local Amenities
- Spacious Open Plan Lounge/Dining Room, Open To Newly Fitted Kitchen
- Three Well Proportioned Bedrooms And New Bathroom Suite To First Floor
- Generous Enclosed Garden To Rear With Paved Area And Brick Shed
- Fully Renovated Home, Ideal Purchase For First Time Buyers Or Families



### Accommodation Comprises

#### Enclosed Entrance Porch

Wood laminate floor.

#### Entrance Hall

Wood laminate floor,

#### Kitchen

9'9 x 9'3

Laminate new range of high and low level units, quartz effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob, integrated extractor hood, integrated dishwasher, plumbed for washing machine, space for fridge freezer, wood laminate floor. Open to:-

#### Through Lounge/Dining Room

19'1 x 9'9

Mock hardwood fire place, wood laminate floor.

#### First Floor

#### Landing

#### Bedroom 1

13'2 x 9'4

#### Bedroom 2

10'2 x 9'4

#### Bedroom 3

9'4 x 8'9

#### Bathroom

New white suite comprising panelled bath with mixer tap, built in rainfall shower and hand held shower, curved shower screen, PVC panelled splashback, pedestal wash hand basin with mixer tap, low flush WC, chrome radiator, extractor fan.

#### Outside

Front garden with lawn and hedge, enclosed rear garden with paved area leading to lawn with fence and hedge boundary, brick shed.



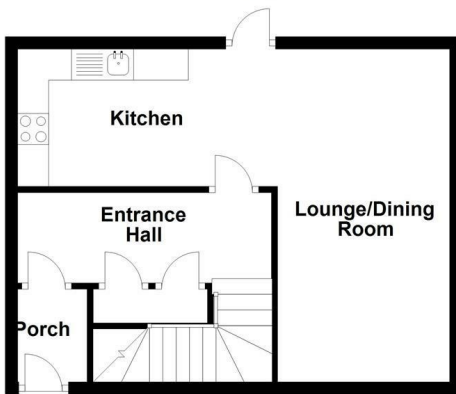




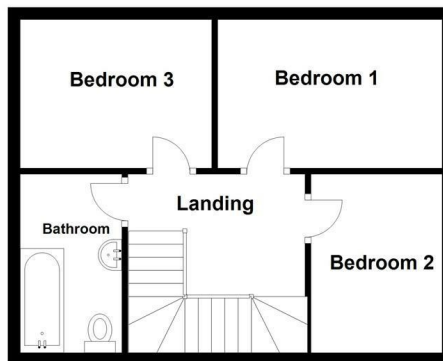




Ground Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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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