

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**105D RAVENSWOOD PARK,  
BELFAST, BT5 7PU**

**OFFERS AROUND £89,950**





A deceptively spacious first floor apartment in the Braniel estate, offering great accommodation including communal gardens and outside storage.

Sitting on a corner site and within walking distance to many local amenities, the accommodation includes a good size lounge with mock fireplace and wood laminate flooring. Kitchen comprising of range of units, partly tiled walls and wood laminate flooring. Two well proportioned bedrooms, both with built-in cupboards and wood laminate flooring, and a white shower room suite with walk-in shower area, including electric shower, tiled splashback walls and wood laminate flooring.

Outside offers communal front garden, and rear yard with outside store. Ideal accommodation for first time buyers or mature couples wanting to downsize to great, easy to maintain accommodation in a convenient location to many amenities.



## Key Features

- Spacious First Floor Apartment In Popular Location
- Good Size Lounge And Kitchen, Both With Laminate Flooring
- Two Good Size Bedrooms, Both With Built-In Storage
- Shower Room With Walk-In Shower And Laminate Flooring
- Communal Garden To Front And Outside Store To Rear
- Gas Fired Central Heating & Double Glazed Windows
- Convenient Location Close To A Range Of Amenities
- Ideal Purchase For First Time Buyers, Downsize Or Investors



## Accommodation Comprises

### Communal Entrance Hall

Staircase to:-

### First Floor

#### Lounge

12'7 x 12'0

Mock fireplace with tiled surround and fire effect. Wood laminate flooring.

#### Kitchen

12'0 x 7'6

Range of high and low level units, marble effect work surfaces, inset single drainer stainless steel sink unit, splashback, plumbed for washing machine, gas fired boiler, part tiled walls, wood laminate flooring.

#### Bedroom 1

12'3 x 9'4

(at widest points) Wood laminate flooring, built-in cupboard.

#### Bedroom 2

11'5 x 7'9

Wood laminate floor, built-in cupboard.

### Shower Room

White suite comprising walk-in shower area with electric shower and tiled splashback, pedestal wash hand basin with tiled splashback, and low flush WC. Wood laminate flooring.

### Outside

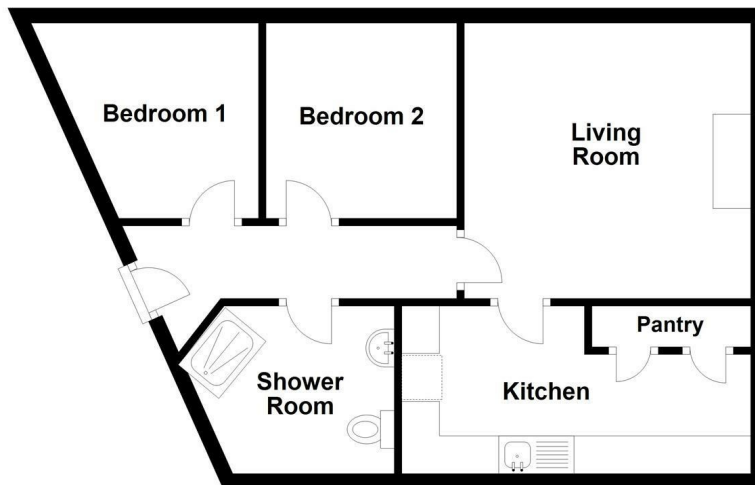
Communal front garden and enclosed rear yard with store.







### 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) A			
(81-91) B			
(69-80) C			
(55-68) D		61	61
(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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