

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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BT4 3EX

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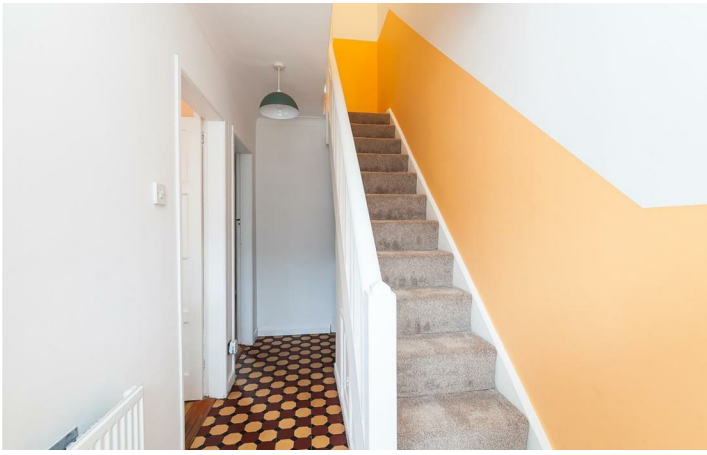
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**32 SEFTON DRIVE, BELFAST, BT4  
1PL**

**OFFERS AROUND £135,000**



An excellent, well presented mid terrace property just off the Belmont Road, and recently converted from oil to gas heating, this property has been meticulously maintained by the current owners and is perfect for a first time buyer.

The accommodation comprises entrance hall with attractive tiled flooring, lounge with attractive period style open fireplace, separate dining room with wood laminate flooring, open to well presented kitchen comprising range of built-in units, partly tiled walls and ceramic tiled flooring. Additional to the kitchen is an enclosed rear porch offering extra utility space.

The first floor includes three well proportioned bedrooms, bathroom comprising of white suite with electric shower over bath, wall mounted feature radiator, and partly tiled walls. The outside includes small front garden, and enclosed rear yard in a much sought after area, ideal for young professionals wanting to be close to the many attractive amenities of Belmont Road, not to mention easy access to main arterial routes into Belfast city centre.



## Key Features

- Excellent Well Presented Mid Terrace Off The Belmont Road
- Two Reception Rooms To Include Lounge And Dining Room
- Kitchen With Tiled Flooring, Leading To Porch Utility Space
- Three Well Proportioned Bedrooms, One With Ornate Fireplace
- Bathroom Suite On First Floor With Electric Shower Over Bath
- Small Garden To Front Of Property And Enclosed Yard To Rear
- Convenient Location Close To A Wide Range Of Local Amenities
- Ideal Purchase For First Time Buyers, Investors Or Families



### Accommodation Comprises

#### Entrance Hall

Tiled floor.

#### Lounge

11'7 x 9'5

(into bay) Attractive cast iron fireplace with tiled inset and carved wood surround.

#### Dining Room

10'9 x 9'5

Wood laminate floor. Open to:

#### Kitchen

11'5 x 4'9

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, ceramic hob, stainless steel extractor hood, space for fridge freezer, part tiled walls, ceramic tiled floor, utility space in covered rear porch.

#### First Floor

#### Landing

#### Bedroom 1

9'9 x 9'1

#### Bedroom 2

9'9 x 9'0

Ornate fireplace.

#### Bedroom 3

6'3 x 5'6

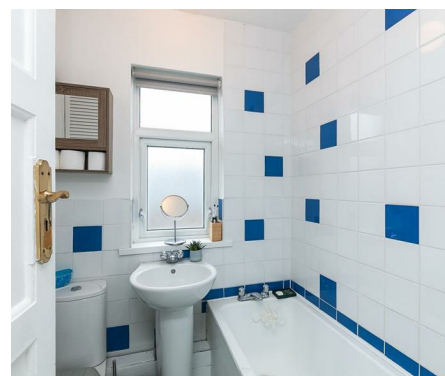
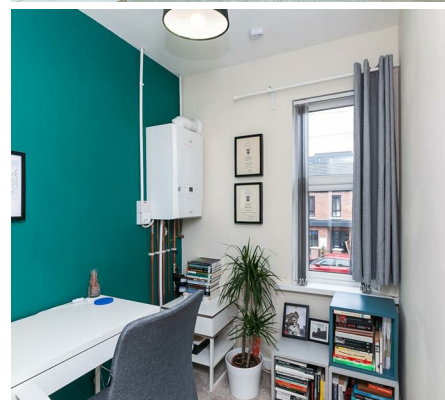
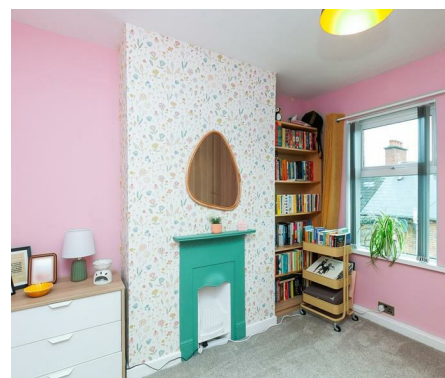
Gas fired boiler.

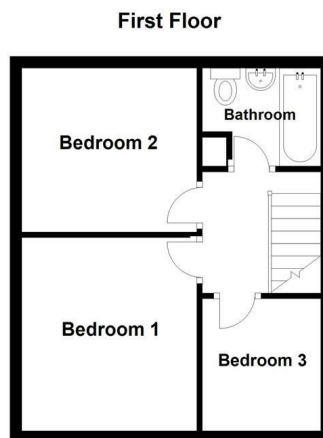
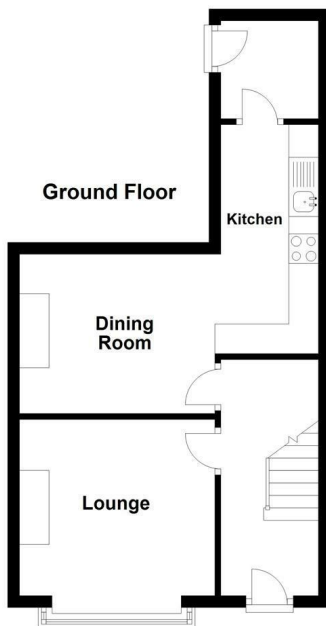
#### Bathroom

White suite comprising panelled bath with mixer tap, electric shower, folding shower screen, pedestal wash hand basin with mixer tap, low flush WC, wall mounted feature radiator, part tiled walls, hotpress.

#### Outside

Small front garden, covered rear porch, plumbed for washing machine, leading to enclosed rear yard.





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		69	71
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
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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