

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**13 GREENVILLE ROAD, BELFAST,  
BT5 5EP**

**OFFERS AROUND £129,950**



Located just off the Beersbridge Road, this attractive mid terrace property will surely be of instant appeal to a wide range of purchasers, but especially to first time buyers and young professionals alike.

Close to access routes onto the road networks and only a short walk to local shops, schools and parks, this property comprises open plan living through to dining room with laminate flooring, an attractive fitted kitchen with built-in oven and microwave, and partly tiled walls. The property also offers two good sized bedrooms, master with range of built-in wardrobes and and good sized bathroom with panelled bath with shower over.

Beautifully presented throughout by its current owners, the property further benefits from gas heating and double glazed windows and must be viewed internally to appreciate fully all it has to offer.

## Key Features

- Mid Terrace Property In An Excellent Location
- Good Sized Open Plan Living/Dining Room
- Attractive Fitted Kitchen With Partly Tiled Walls
- Two Well Proportioned Bedrooms To The First Floor
- Spacious Family Bathroom Suite With Shower Over Bath
- Gas Central Heating & Double Glazed Windows
- Conveniently Located Close To Many Local Amenities
- Ideal First Time Buyer Home Or Investment Property



## Accommodation Comprises

### Entrance Hall

Laminate strip wood floor.

### Lounge

22'7 x 8'7

(into bay) Laminate strip wood floor.

### Kitchen

17'4 x 5'9

Excellent range of high and low level units, single drainer sink unit, built in under oven, microwave and 4 ring ceramic hob, plumbed for washing machine, recessed spotlighting.

### First Floor

### Landing

Storage cupboard.

### Bedroom 1

11'4 x 10'0

Plus range of built in wardrobes.

### Bedroom 2

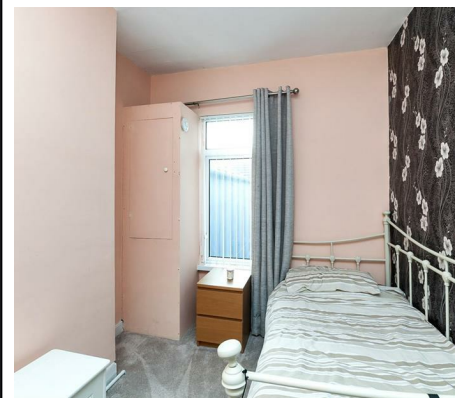
10'0 x 8'0

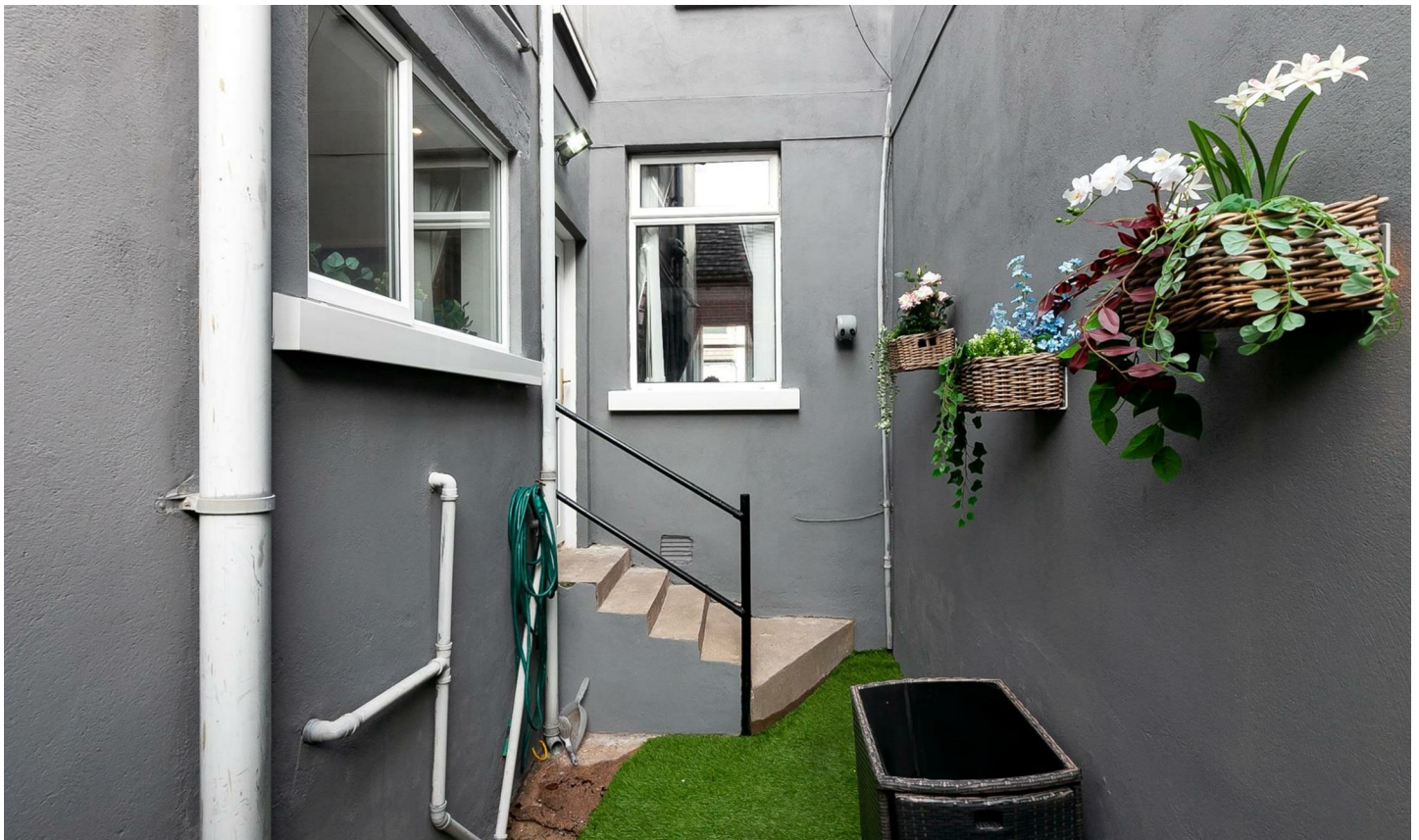
### Bathroom

White suite comprising panelled bath with Mira shower over, vanity unit, low flush WC, part tiled walls, recessed spot lighting.

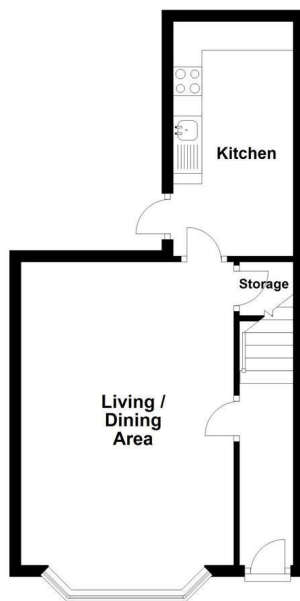
### Outside

Enclosed yard to rear.

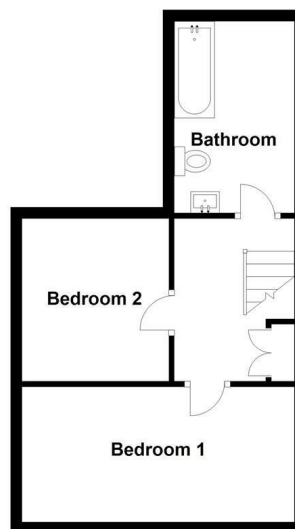




Ground Floor



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) A			
(81-91) B			
(69-80) C			
(55-68) D		55	58
(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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