

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 IRWIN CRESCENT, BELFAST,  
BT4 3AQ**

**OFFERS AROUND £249,950**



A well presented red brick semi-detached property, conveniently located just off the Upper Newtownards Road, offering fantastic family accommodation with a great rear garden.

The accommodation comprises bright and spacious entrance hall, lounge with bay window and an attractive fireplace and separate living/dining room, both with attractive wooden flooring. Kitchen with built-in oven, hob and access to a covered area for extra storage. Furthermore, the first floor offers three good size bedrooms, and attractive white bathroom suite with panelled bath and separate shower cubicle. The property further benefits from PVC triple glazing (mostly) and gas fired central heating.

Outside, the property offers a front driveway for off street parking, and to the rear, private enclosed garden in lawn with mature hedges and patio area. Ideally located within walking distance to some of East Belfast's leading schools, Ballyhackamore Village and its vast array of shops and cafes and main arterial routes to Belfast City Centre.

Priced for a little updating, this is fantastic family accommodation in a much sought after residential area and early viewing comes recommended.



## Key Features

- Attractive Red Brick Semi-Detached Family Home
- Two Reception Rooms With Wooden Flooring
- Three Bedrooms and Access To A Floored Roofspace
- Fitted Kitchen With Built-In Oven And Hob
- Gas Fired Central Heating And Mostly Triple Glazed Windows
- Attractive Garden In Lawn To Rear With Patio Area
- Driveway to The Front For Off Street Parking
- Conveniently Located Close To Ballyhackamore & Glider Bus Route



## Accommodation Comprises

### Reception Hall

Laminate strip wood floor, cornice ceiling, storage under stairs.

### Lounge

13'9 x 12'3

(into bay) Attractive sanded and varnished solid wood floor, fireplace with tiled cast iron inset, tiled hearth, cornice ceiling, picture rail.

### Living Room

11'5 x 9'9

Cast iron fireplace, sanded and varnished solid wood floor, picture rail.

### Kitchen

15'0 x 7'9

Range of high and low level units, single drainer sink unit, stainless steel oven and ceramic 4 ring hob, part tiled walls, part tiled floor, plumbed for dishwasher. Door to:-

### Covered Area

Plumbed for washing machine.

### First Floor

### Bedroom 1

11'6 x 10'0

Laminate strip wood floor, attractive fireplace, picture rail.

### Bedroom 2

11'3 x 10'0

Picture rail.

### Bedroom 3

7'9 x 7'5

Picture rail.

### Bathroom

White suite comprising panelled bath, low flush WC, pedestal wash hand basin, shower cubicle, part tiled walls and part panelled walls.

### Landing

Access to:-

### Roofspace

18'4 x 9'2

Fully floored and shelved, Velux window, light and power, radiator.

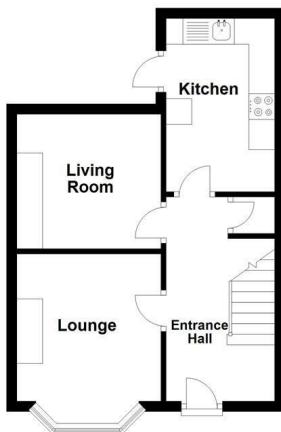
### Outside

Attractive garden to rear in lawn surrounded with hedging and fencing. Tarmac driveway to front with space for two cars.

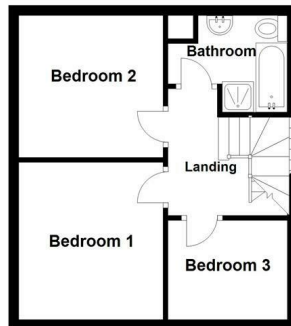




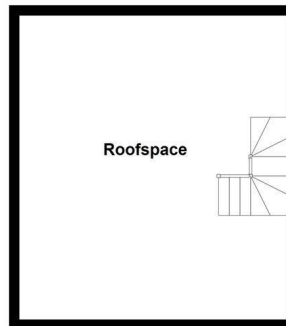
Ground Floor



First Floor



Second 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		52	62
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark