

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



42 RICHHILL PARK, BELFAST, BT5 6HG

OFFERS AROUND £315,000

An extended family home in the much sought after residential area of Richhill Park, just off Sandown Road and within walking distance to Ballyhackamore, offering deceptively spacious accommodation with good size garden and garage.

The accommodation comprises good size reception hall, bright through lounge with open fireplace, and separate dining room. Benefiting from an extension to the rear, the kitchen offers an extensive range of units including built-in split level oven, five ring gas hob, partly tiled walls and recessed spotlighting.

The first floor offers three well proportioned bedrooms and family bathroom comprises modern white suite with electric shower over bath, and crittal style shower screen, vanity unit and wall mounted feature radiator. The outside has been recently improved by the current owners to include a newly laid lawn and extended tarmac driveway to attached garage to side. Furthermore, a generous garden to rear including good size lawn and patio area.

Situated within a mature residential area close to Ballyhackamore and with easy access to the Knock Road, this property enjoys a convenient location for the whole family with schools, restaurants and bus routes into Belfast city centre close by.



Key Features

- Excellent Extended Detached Family Home In Popular Location
- Spacious Fitted Kitchen With Built-In Oven And Five Ring Hob
- Modern Family Bathroom With Electric Shower Over Bath
- Driveway To Front, Attached Garage And Generous Garden To Rear With Patio Area
- Bright Through Lounge With Open Fireplace, And Separate Dining Room
- Three Well Proportioned Bedrooms To The First Floor
- Oil Heating And uPVC Double Glazed Windows With Shutters
- Convenient Location Close To Ballyhackamore And A Wide Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Recently fitted front door. Cupboard storage with potential to create downstairs WC.

Through Lounge

16'2" x 10'0"

Marble fireplace with carved wood surround.

Dining Room

10'2" x 9'5"

Mock tiled fireplace with carved wood surround.

Kitchen

13'5 x 10'2

Extensive range of high and low level units with display cabinet, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer taps, built-in split level oven, 5 ring gas hob, integrated extractor hood, plumbed for washing machine, plumbed for dishwasher, partly tiled walls, recessed spotlighting.

First Floor

Landing

Bedroom 1

13'4" x 9'5"

With built-in cupboard.

Bedroom 2

13'3 x 9'4"

Full length range of built in robes with sliding mirror doors.

Bedroom 3

10'1" x 6'3"

Bathroom

Modern white suite comprising panelled bath with mixer tap, telephone hand shower, electric shower, PVC splashback and crittal style shower screen, vanity unit with mixer taps, low flush WC. Hotpress. Tile effect laminate flooring, painted timber ceiling, wall mounted feature radiator.

Outside

Spacious driveway to front and small front garden. Generous garden to rear with patio area.

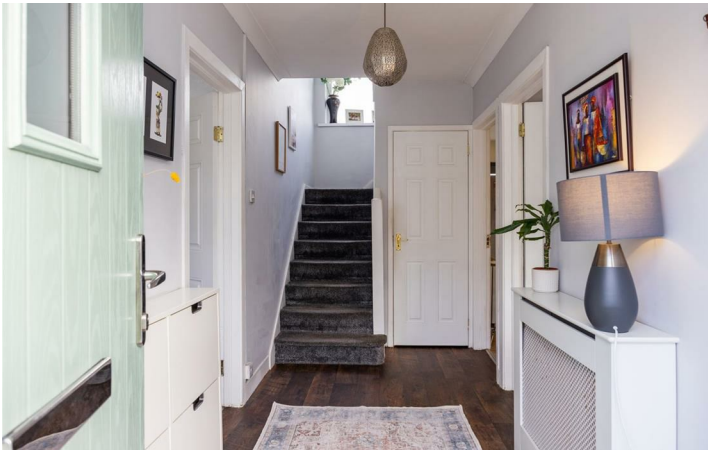
Attached Garage

17'6 x 9'4

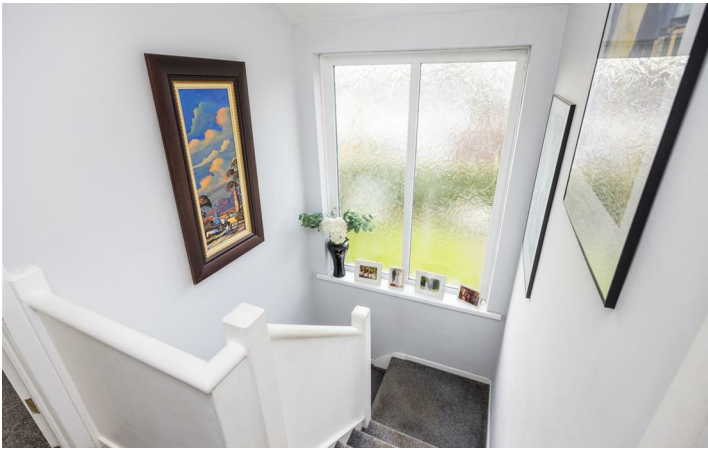
Light and power. Oil fired boiler. Up and over door.

Additional Information

Planning permission for double storey extension.



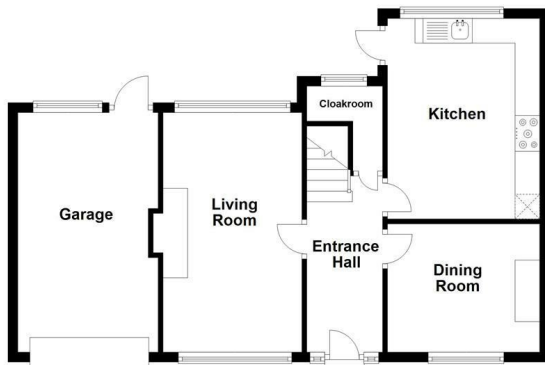




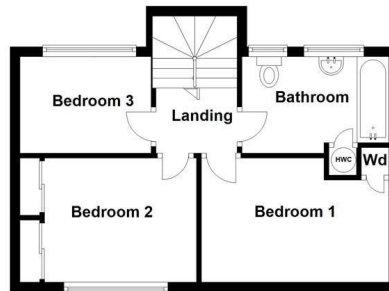




Ground Floor



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		
(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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