

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**6 THE STABLES, BELFAST, BT4 2HY**

**OFFERS AROUND £135,000**



An excellent first floor apartment located just off Cairnburn Gardens in the popular Belmont area offering easy to maintain accommodation in a mature residential location.

Comprising a lounge/dining room with modern laminate flooring, a luxury kitchen, two bedrooms, a bathroom with a modern white suite, gas fired central heating, hardwood double glazed windows and ample off street parking, the property is also within walking distance to local amenities, facilities and major bus routes, and only a short drive away from the City Airport and Belfast City Centre. An ideal first time buy, downsize or investment, early viewing comes highly recommended.



## Key Features

- Excellent First Floor Apartment In Popular Location
- Spacious Lounge With Brick Fireplace With Tiled Hearth
- Kitchen With A Range Of Integrated Appliances
- Two Good Size Bedrooms, One With Built-In Wardrobes
- White Bathroom Suite With Partly Tiled Walls
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Communal Gardens And Parking Area For Residents & Visitors
- Convenient Location Close To A Range Of Local Amenities



### Accommodation Comprises

#### Communal Entrance Hall

Intercom to apartment. Hardwood front door.

#### First Floor

#### Landing

Hardwood front door.

#### Entrance Hall

Storage cupboard and gas fired boiler. Access to roof space.

#### Lounge

23'5" x 11'1"

Brick fireplace with tiled hearth.  
Open to:

#### Dining Area

#### Kitchen

Excellent range of high and low level units, single drainer stainless steel sink unit, oven and four ring gas hob, partly tiled walls, plumbed for washing machine, integrated fridge freezer, dishwasher and microwave.

#### Bedroom 1

10'7" x 9'8"

#### Bedroom 2

10'8" x 6'8"

Built-in wardrobes.

#### Bathroom

White suite comprising panelled bath, wash hand basin and low flush WC.

#### Roofspace

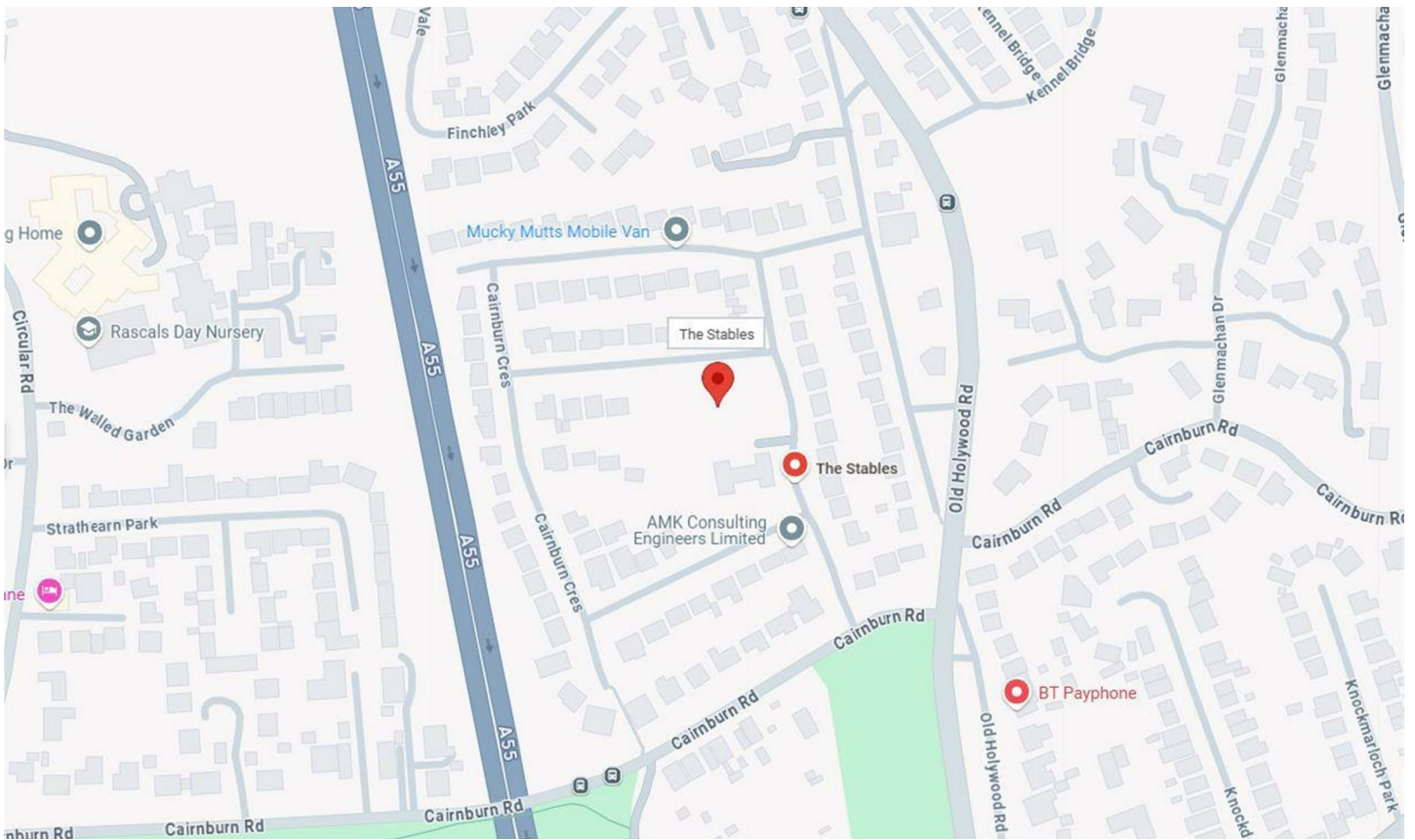
Slingsby type ladder to partially floored roofspace.

#### Outside

Private parking area for residents and visitors. Communal gardens and BBQ area.

Management Fee - Approx £1080 per annum to include, communal electric, communal cleaning, window cleaning, garden maintenance, management company fees.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	73
(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.

ULSTERPROPERTYSALES.CO.UK

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028 9060 5200

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RENTAL DIVISION  
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