

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**34 PARKGATE PARADE, BELFAST,
BT4 1ET**

OFFERS AROUND £119,950



An excellent opportunity to purchase this attractive mid terrace property located on Parkgate Parade, just off the Hollywood Road, East Belfast. The property comprises one reception room, an attractive fitted kitchen with range of high and low-level units and breakfast bar, a white bathroom suite and two bedrooms on the first floor. Other benefits include gas fired central heating, double glazed windows, an enclosed rear yard and an easily managed garden to the front.

This property will appeal to a wide range of buyers including investors and landlords as it located off the Hollywood Road in close proximity to not only schools, shops and local amenities, but also only a short walk to Ballyhackamore, Belmont and the bus route to commute to Belfast City Centre. Early viewing is highly recommended.



Key Features

- Excellent Mid Terrace Property In Popular Location
- Living Room With Wood Laminate Flooring
- Modern Kitchen With Integrated Oven & Breakfast Bar
- Modern White Bathroom Suite With Shower Over Bath
- Two Well Proportioned Bedrooms On The First Floor
- Easily Managed Garden To The Front With Artificial Grass
- Gas Fired Central Heating & Upvc Double Glazing
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Living Room

12'2 x 10,3

Laminate strip wood floor, storage under stairs.

Kitchen

13'2 x 7'0

Excellent range of high and low level units, sink unit with mixer tap, under oven, ceramic hob, plumbed for washing machine, laminate strip floor, breakfast bar.

Rear Hall

Laminate strip floor, PVC back door.

Bathroom

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

First Floor

Bedroom 1

12'0 x 10'0

Built in wardrobe and built in cupboard.

Bedroom 2

13'2 x 7'2

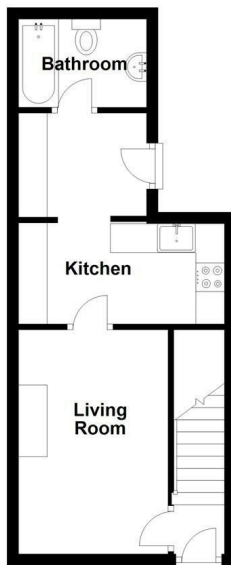
Outside

Enclosed yard, garden to front with artificial grass.

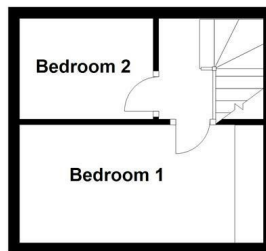




Ground Floor



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		71	71
(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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