

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**6 MILLMOUNT QUARRY CLOSE, BELFAST,
BT16 1BN**

OFFERS AROUND £189,950

This stunning ground floor apartment, built in the last two years offers excellent bright and spacious accommodation ideal for downsizers, young professionals or first time buyers and is located in this much sought after residential area.

The accommodation includes a private front door to entrance hallway with tiled floor leading to bright and spacious lounge/ dining room open to a modern kitchen with an excellent range of built in appliances, partly tiled walls and ceramic tiled flooring.

Two double bedrooms, including master bedroom with modern ensuite shower room to include built-in shower cubicle partly tiled walls and tiled flooring. Modern bathroom comprising of white suite with partly tiled walls and ceramic tile flooring.

This apartment benefits from a cul-de-sac position, one designated parking space to front and guest parking spaces and offers easy to maintain accommodation with low outgoings, close to many local amenities including easy access onto the Comber Road, the Ulster Hospital and the Glider station.

View now to fully appreciate this modern apartment in such a great residential area.



Key Features

- Stunning, Spacious Ground Floor Apartment
- Bright And Spacious Living / Dining Room
- Two Bedrooms, Master With Ensuite Shower Room
- Allocated Parking Space To Front Plus Visitors Parking
- Private Front Door Entrance To Apartment
- Modern Fitted Kitchen With Built In Appliances
- Gas Fired Heating And Pvc Double Glazed Windows
- Ideal Apartment For A Wide Range Of Purchasers



Accommodation Comprises

Entrance Porch

Tiled floor.

Kitchen/Living/Dining

21'2 x 13'7

Excellent range of high and low level units with concealed kickboard lighting, single drainer stainless steel sink unit with mixer tap, integrated fridge/freezer, integrated dishwasher, integrated washing machine, stainless steel undermounted oven and four ring gas hob, fully tiled floor to kitchen, recessed spotlighting, under unit lighting, gas fired boiler.

Rear Hall

Storage cupboard.

Bedroom 1

11'2 x 10'5

Ensuite

White suite comprising corner shower cubicle, vanity unit, low flush WC, part tiled walls, fully tiled walls, recessed spotlighting.

Bedroom 2

12'9 x 10'3

Bathroom

White suite comprising panelled shower bath, low flush WC, vanity unit, part tiled walls, fully tiled floor.

Outside

Allocated parking space to the front plus visitors space.

Management company: CSM
Approx. £356 per quarter.



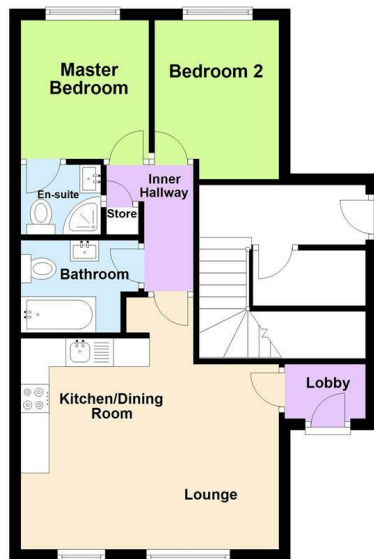








Ground Floor
Approx. 49.0 sq. metres (527.5 sq. feet)



Total area: approx. 49.0 sq. metres (527.5 sq. feet)

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	83	83
(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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