

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**46A BRANDON PARADE, BELFAST,
BT4 1JH**

OFFERS AROUND £149,950



An excellent semi-detached home in the heart of Sydenham, offering attractive open plan living, with enclosed South facing garden and good size driveway to front.

The accommodation comprises open plan lounge with attractive wall mounted electric fire, and wood laminate flooring through to dining room, with patio doors to rear garden. Furthermore, the dining room opens to an excellent, modern kitchen, comprising of a range of integrated appliances, partly tiled walls and ceramic tiled flooring. The first floor includes two well proportioned bedrooms, both with wood laminate flooring. Modern bathroom suite, including electric shower over bath, vanity unit, PVC wall cladding and chrome feature radiator.

The outside includes tarmac driveway to front and side, leading to enclosed South facing rear garden with patio and good size lawn. Located close to a vast range of amenities, not to mention the Sydenham train station, Victoria Park and the popular Belmont Road within walking distance. An ideal first time buyer home, view now to avoid disappointment.



Key Features

- Excellent Semi-Detached Property In Popular Location
- Open Plan Lounge With Electric Fire Through To Dining Room
- Modern Kitchen With A Range Of Integrated Appliances
- Two Well Proportioned Bedrooms To First Floor
- Contemporary Bathroom Suite With Shower Over Bath
- Tarmac Driveway And Enclosed South Facing Garden To Rear
- Oil Fired Central Heating And Upvc Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities



Accommodation Comprises

Entrance Porch
Wood laminate floor.

Open Plan Lounge

18'3 x 11'6
(into bay) Wall mounted electric fire, wood laminate floor, archway to:-

Dining Room

11'3 x 5'5
Wood laminate floor, patio doors to garden, open to:-

Kitchen

11'3 x 5'8
Modern range of high and low level units, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, integrated dishwasher integrated under counter fridge, built in split level oven, ceramic hob, stainless steel extractor hood, integrated washer/dryer, part tiled walls, ceramic tiled floor.

First Floor

Bedroom 1

11'6 x 10'2
Wood laminate floor, hotpress.

Bedroom 2

11'6 x 8'3
Wood laminate floor.

Bathroom

Modern white suite comprising panelled bath with mixer tap, electric shower and curved shower screen, vanity unit with mixer tap and illuminated mirror, low flush WC, chrome radiator, PVC wall cladding.

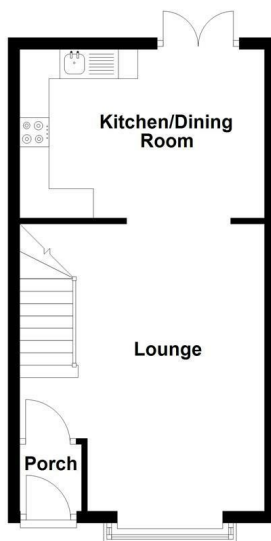
Outside

Tarmac driveway to front and side, enclosed rear garden with patio and lawn, garden shed and boundary fence.

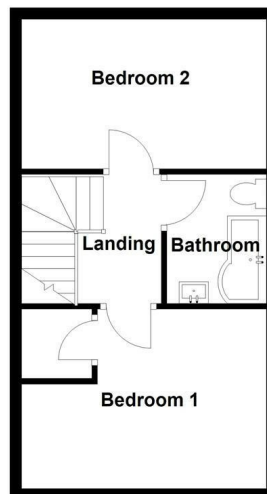




Ground Floor



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.

46a Brandon Parade

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	68
(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

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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