

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

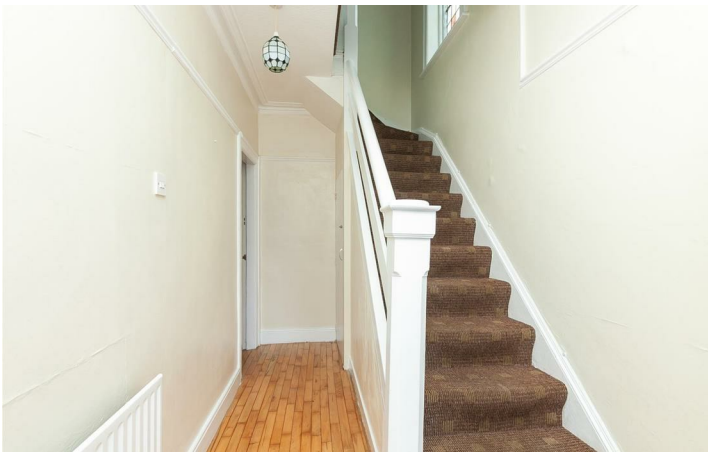
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NETWORK STRENGTH – LOCAL KNOWLEDGE



**6 SAGIMOR GARDENS, BELFAST,  
BT5 5LW**

**OFFERS AROUND £199,950**



An extended semi detached property in need of modernisation and located on an attractive tree lined street in the heart of East Belfast, within walking distance of Ballyhackamore.

The accommodation comprises of entrance hall with oak wood strip flooring leading into a generous lounge, with cast iron fireplace, open to extended dining room to rear. Furthermore, the dining area opens out to an extended galley kitchen comprising of range of units with integrated appliances, ceramic tiled flooring and recessed spotlighting with two large Velux windows.

The first floor includes three well proportioned bedrooms, and bathroom suite comprising of white suite with built-in shower over bath, PVC wall cladding and tile effect laminate flooring. The outside includes enclosed front garden with stone area and gated tarmac driveway. Enclosed rear garden with stone area and mature trees. Additional to this, there is a lean-to covered area to side. Offering lots of potential, this property could once again be a fantastic home for many buyers. View now to avoid disappointment.



## Key Features

- An Extended Semi Detached Property In The Heart Of East Belfast
- Generous Lounge With Cast Iron Fireplace Open To Dining Room
- Galley Kitchen Comprising Of Range Of Units With Integrated Appliances
- The First Floor Includes Three Well Proportioned Bedrooms
- Bathroom Comprising Of White Suite With Built-In Shower Over Bath
- Gas Fired Central Heating System & PVC Double Glazed Windows
- Enclosed Rear Garden With Stone Area And Mature Trees Plus Cover Lean To
- This Property Could Once Again Be A Fantastic Home For Many Buyers



## Accommodation Comprises

### Entrance Hall

Oak wood strip flooring, cupboard under stairs.

### Lounge

11'8" x 10'4"

(Into Bay) Attractive carved fireplace with tiled hearth, oak wood strip flooring, open to:

### Dining Room

15'4" x 10'4"

(Into Bay) Oak wood strip flooring, open to:

### Kitchen

22'4" x 5'5"

Range of high and low level units, Formica work surfaces, inset single drainer 1.25 bowl stainless steel sink unit with mixer taps, built-in oven, ceramic hob, stainless steel splash back, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, plumbed for washing machine, partly tiled walls, ceramic tiled floor, recessed spotlighting, two Velux windows.

## First Floor

## Landing

### Bedroom 1

10'2" x 9'9"

### Bedroom 2

15'4" x 9'9"

(into Bay)

### Bedroom 3

7" x 6'2"

Gas fired boiler

## Bathroom

White suite comprising panel bath with mixer taps, built-in shower, folding shower screen, pedestal wash hand basin with mixer taps, low flush WC, full PVC wall cladding, tiled laminate effect floor, PVC panelled ceiling.

## Outside

Front garden with stone area, and gated tarmac driveway, Enclosed rear garden with stone area and mature trees. Lean to covered area to side.





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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		45	50
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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