

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**9 LADYMAR COURT, OFF
GROSVENOR ROAD,**

OFFERS AROUND £159,950

A rare opportunity to purchase an attractive red-brick substantial end town house. This larger than average house type offers well appointed spacious living accommodation chain-free and is ideally positioned in this very popular residential location that enjoys superb doorstep convenience to include accessibility to Belfast City Centre, Schools, Shops, Royal Victoria Hospital, excellent transport links to include the newly opened Transport Hub all within easy reach. Four bright comfortable bedrooms. One generous reception room. Fitted kitchen open to a casual dining area. White bathroom suite. Downstairs cloakroom W.c. Oil fired central heating system. Extensive private side garden with enclosed area to rear with car parking and double gates. Fantastic first time buy. Well worth a visit, Chain free.



Key Features

- A rare opportunity to purchase an attractive red-brick substantial end town house.
- One generous reception room.
- White bathroom suite.
- Upvc double glazed window / Oil fired central heating.
- Outstanding doorstep convenience.
- Four bright comfortable bedrooms.
- Fitted kitchen / dining area.
- Downstairs W.c
- Excellent garden space to side / double gates to car parking to rear.
- Chain free / well worth a inspection.



GROUND FLOOR

Open entrance porch;

ENTRANCE HALL

Ceramic tiled floor, separate built-in cloaks.

DOWNSTAIRS W.C

Feature low flush w.c, wash hand basin.

LOUNGE

15'9 x 11'3

Wooden effect stripped floor, rear porch.

FITTED KITCHEN / DINING AREA

18'0 x 9'7

Range of high and low level units, Formica work surfaces, tiling, ceramic tiled floor. 4 ring hob, single drainer stainless steel sink unit, pantry, casual dining area.

FIRST FLOOR

BEDROOM 1

13'9 x 10'2

BEDROOM 2

13'8 x 10'5

BEDROOM 3

10'9 x 6'7

BEDROOM 4

10'7 x 6'7

WHITE BATHROOM SUITE

Paneled bath, wash hand basin, low flush w.c, pvc wall coverings.

OUTSIDE

Double gates to enclosed car-parking to rear. Private and secure extensive side garden.



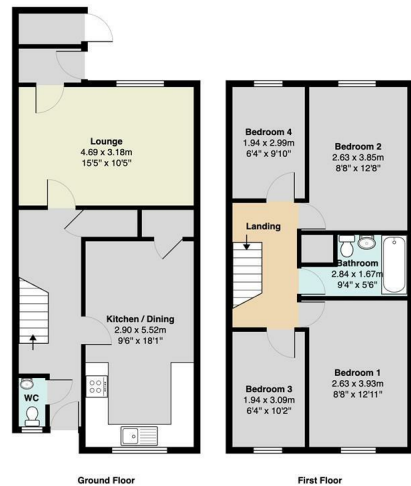








9 Ladymar Court BELFAST BT12 4NR



Total Area: 92.9 m² ... 1000 ft²
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		61	76
		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 9060 5200.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

ULSTERPROPERTYSALES.CO.UK

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NEWTOWARDS
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