



63 UPPER NEWTOWNARDS ROAD

BELFAST BT4 3HT

Offers Around

£195,000



MID-TERRACE | 3  | 1  | 1 

We are delighted to bring to the market this fantastic three-bedroom mid-terrace property situated in Ballyhackamore, East Belfast.

KEY FEATURES

- Attractive Three Bedroom Mid-Terrace Property in the Heart of East Belfast
- Immaculately Presented Throughout
- Conveniently Located Within Walking Distance of Belmont and Ballyhackamore Villages
- Within the Catchment Area to Many of Belfast's Leading Primary and Grammar Schools
- Ease of Access for the City Commuter via the Glider Route
- Three Well Proportioned Bedrooms, Top Floor Bedroom Incorporating an Ensuite Shower Room
- Large Open Plan Living and Dining Room with Dual Aspect
- Modern Fitted Kitchen with Range of High and Low Level Units
- Contemporary Fitted Bathroom with White Suite
- Enclosed Private Rear Garden with Composite Decked Area Ideal for Outdoor Entertaining
- Gas Fired Central Heating
- Double Glazed Windows Throughout
- Broadband Speed – Ultrafast



ROOM DETAILS

ENTRANCE

Front Door:

GROUND FLOOR

Spacious Reception
Hall:

Living / Dining
Room:

22'1" x 9'11"

Kitchen:

11'11" x 6'10"

Stairs to First Floor

Landing:

FIRST FLOOR

Family Bathroom

Bedroom One:

14'10" x 10'10"

Bedroom Two:

11'3" x 9'4"

Stairs to Bedroom

Three:

14'8" x 8'10"

Ensuite Shower
Room:

OUTSIDE

Rear Yard:



DIRECTIONS

Travelling along Upper Newtownards Road from Ballyhackamore Village in the direction of Belfast City Centre, number 63 is located on the left hand side of the road after the set of lights and turning into Sintonville Avenue.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



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		53	64
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

OUR BRANCHES

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