

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



23 EBRINGTON GARDENS, BELFAST, BT4 3BY

OFFERS AROUND £249,950

An extended semi-detached property offering great family accommodation with many improvements made by the current owners over recent years, situated in the popular Ballyhackamore area.

The accommodation retains many of its original features with lots of improvements to include entrance hall with attractive tiled flooring, lounge with attractive hole-in-wall fireplace, including wood burning stove and solid Oak wood flooring. Living room with attractive cast iron fireplace, wood laminate flooring and sliding doors to lean-to extension with dining area and ceramic tiled floor. Recently fitted kitchen comprising of a luxury range of units, Quartz worktops with upstand, Belfast sink, partly tiled walls and ceramic tiled flooring.

The first floor offers three well proportioned bedrooms, including wood laminate flooring. Recently fitted bathroom comprising of white suite with built-in rainfall shower over bath, attractive vanity unit, fully tiled walls and ceramic tiled flooring. Separate WC with fully tiled walls and ceramic tiled flooring. Other benefits include gas fired central heating, uPVC double glazed windows and uPVC fascia and soffits.

The outside area includes a small front lawn area with newly tarmacked gated driveway to side. Enclosed rear garden with lawn and detached garage. A superb family home in a great location close to the many cafes and restaurants on offer in the popular Ballyhackamore village. View now to avoid disappointment.



Key Features

- Extended Semi-Detached Family Home In The Popular Ballyhackamore Area
- Living Room With Cast Iron Fireplace & Sliding Doors To Lean-To Dining Room
- Three Good Size Bedrooms To First Floor With Wood Laminate Flooring
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Lounge With Attractive Hole-In-Wall Fireplace With Wood Burning Stove
- Recently Fitted Luxury Kitchen With Quartz Worktops & Belfast Sink
- Recently Fitted Bathroom Suite & Separate WC With Ceramic Tiled Flooring
- Small Front Lawn, Driveway To Side & Enclosed Rear Garden With Detached Garage



Accommodation Comprises

Enclosed Entrance Porch

Tiled floor.

Entrance Hall

Tiled floor. Cloak space under stairs.

Lounge

14'0 x 11'2 (into bay)

Attractive hole in wall fireplace with wood burning stove and tiled hearth. Solid Oak wood flooring.

Living Room

11'3 x 11'2

Attractive cast iron fireplace with tiled inset and tiled hearth. Wood laminate flooring. Sliding doors to:

Lean-To Dining Room

10'9 x 6'8

Ceramic tiled floor. Stove with gas fired boiler.

Kitchen

11'2 x 6'3

Recently fitted luxury range of high and low level units including display cabinets, Quartz work surfaces with upstand and single drainer inset Belfast sink with mixer tap, space for cooker with stainless steel extractor hood. Space for fridge/freezer, integrated slimline dishwasher. Part tiled walls, ceramic tiled flooring. Recessed spotlighting.

First Floor

Landing

Bedroom 1

12'0 x 10'3

Wood laminate flooring.

Bedroom 2

11'3 x 10'3

Wood laminate flooring.

Bedroom 3

8'3 x 7'4

Wood laminate flooring.

Bathroom

Recently fitted modern white suite comprising panelled bath with mixer tap, handheld shower and rainfall shower, shower screen, vanity unit with mixer tap. Fully tiled walls, ceramic tiled flooring. PVC panelled ceiling with recessed spotlighting. Period style radiator.

Separate WC

Low flush WC. Fully tiled walls, ceramic tiled flooring. PVC panelled ceiling with recessed spotlighting.

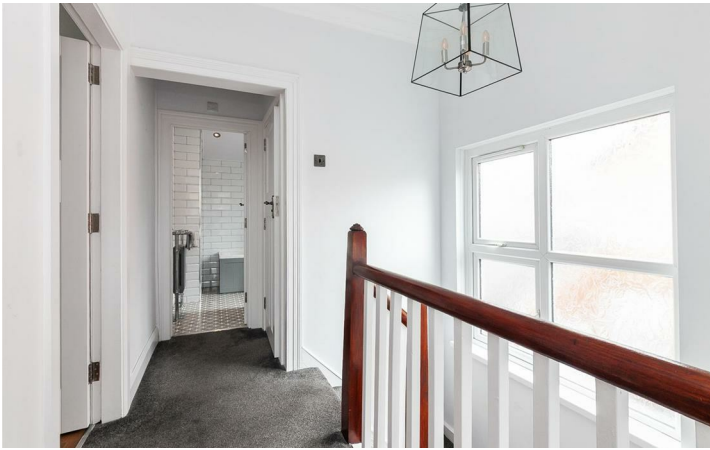
Outside

Small front lawn. Gated tarmac driveway to side. Enclosed rear garden with lawn.

Detached Garage



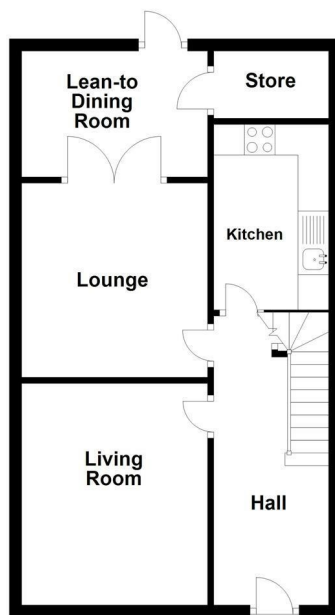








Ground Floor



First Floor



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	64	67
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.

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

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

NEWTOWNARDS
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