

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 WANDSWORTH CRESCENT, BELFAST, BT4
3GA**

OFFERS AROUND £239,950

This mid-terrace home located in Wandsworth Crescent is perfectly situated in an excellent location close to Ballyhackamore, with a wealth of local amenities and schools just a short distance away.

The property welcomes you with a bright reception hall leading into a spacious lounge and dining area, featuring elegant laminated wood flooring and a cast iron stove set on a tiled hearth. The kitchen is well-appointed with a range of high and low-level units, a stainless steel oven and ceramic hob, plumbing for a washing machine, a striking feature exposed brick wall, and a fully tiled floor, with convenient storage under the stairs.

Upstairs, there are three beautifully presented bedrooms. The master bedroom boasts sanded and varnished solid wood flooring and a stylish part-panelled feature wall, while the second and third bedrooms continue the solid wood theme with sanded and varnished or painted finishes. The family bathroom is fitted with a classic white suite including a panelled bath with overhead shower, wash hand basin, and low flush WC, complemented by part-tiled walls and a fully tiled floor.

Outside, the property features a pebbled driveway to the front and an attractive rear garden with decking, lawn, and flowerbeds. Combining character, comfort, and a highly convenient location, this home is an exceptional opportunity.



Key Features

- Mid Terrace Home On Wandsworth Crescent Near Ballyhackamore Amenities And Schools
- Bright Reception Hall Leading To Spacious Lounge And Dining Area
- Elegant Laminated Wood Flooring And Cast Iron Stove With Tiled Hearth
- Well Appointed Kitchen With Stainless Steel Oven Ceramic Hob And Exposed Brick Wall
- Convenient Under Stairs Storage And Fully Tiled Kitchen Floor
- Three Beautifully Presented Bedrooms With Solid Wood Flooring
- Classic White Bathroom Suite With Overhead Shower And Tiled Finish
- Pebbled Driveway And Attractive Rear Garden With Decking Lawn And Flowerbeds



Accommodation Comprises

Reception Hall

Laminated strip wood flooring.

Lounge/Dining

23'5 x 12'2

Laminated strip wood flooring. Cast iron stove. Tiled hearth.

Kitchen

16'0 x 7'8

(At widest point) Excellent range of high and low level units, stainless steel oven and ceramic hob, plumbing for washing machine, part tiled walls, part feature exposed brick wall, fully tiled floor, storage under stairs.

First Floor

Bedroom 1

14'5 x 12'2

Sanded and varnished solid wood flooring. Feature part panelled wall.

Bedroom 2

Sander and varnished solid wood flooring.

Bedroom 3

7'7 x 7'5

Sanded and painted solid wood flooring.

Bathroom

White suite comprising panelled bath with overhead shower, wash hand basin, low flush WC, part tiled walls, fully tiled floor.

Outside

Pebbled driveway to front. Attractive garden to rear, decking, lawn and flowerbeds.

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.

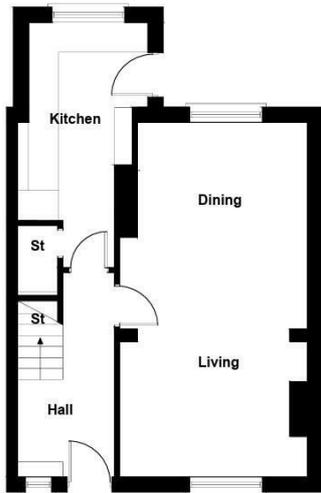
You can find more information about the legislation at www.legislation.gov.uk



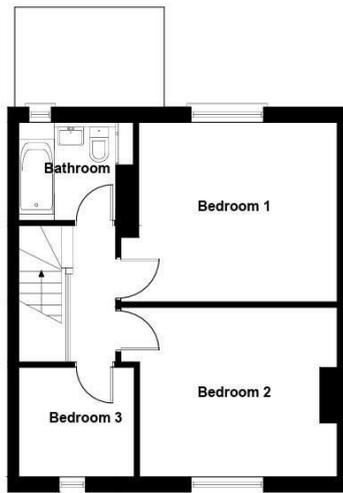








Ground Floor Plan



First Floor Plan

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

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