

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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**028 9047 1515**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 RICHHILL PARK, BELFAST, BT5  
6HG**

**OFFERS OVER £279,950**



An excellent red brick three bed detached property located within the popular Ballyhackamore area just off the Sandown Road, and within walking distance to Ballyhackamore Village itself, with its array of cafes, shops and restaurants, while also being a short commute to Belfast City Centre, George Best City Airport and many of the provinces leading schools.

The accommodation comprises of an entrance porch leading to hallway with a cloakroom and WC, dining room, a dual aspect lounge overlooking a private garden to the rear and a fitted dining kitchen. The first floor has three good sized bedrooms, one with open views and a bathroom suite.

Outside the property benefits from a driveway to the front leading to a detached garage and a good size private garden with an open aspect to rear with lawn, mature trees and shrubs.

Priced to allow for some updating, this property will appeal to many. Ideal for a wide range of purchasers looking to add their own stamp of approval we strongly recommended a viewing to fully appreciate this homes potential.



## Key Features

- Excellent Red Brick Detached Property
- Two Reception Rooms – Dual Aspect Lounge & A Dining Room
- Kitchen With Oven And Breakfast Bar
- Three Bedrooms, One With Built-In Wardrobes
- Bathroom With Electric Shower Over Bath
- Gardens To The Front And Private And Open At The Rear, And Detached Garage
- Priced To Allow For Modernisation
- Convenient Location Close To Many Local Amenities



### Accommodation Comprises:

#### Entrance Porch

Tiled flooring.

#### Entrance Hall

Storage understairs.

#### WC

White suite comprising low flush w.c, pedestal wash hand basin

#### Lounge

17'0 x 10'2

Tiled fireplace.

#### Dining Room

14'0 x 10'3

#### Kitchen/ Breakfast Area

13'0 x 10'4

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, oven and four ring hob, plumbed for dishwasher.

#### First Floor

#### Landing

#### Bedroom 1

11'2 x 9'7

Range of built-in robes.

#### Bedroom 2

13'5 x 9'9

#### Bedroom 3

9'2 x 6'0

#### Bathroom

White suite comprising panelled bath, electric shower, low flush w.c, pedestal wash hand basin, hot-press.

#### Detached Garage

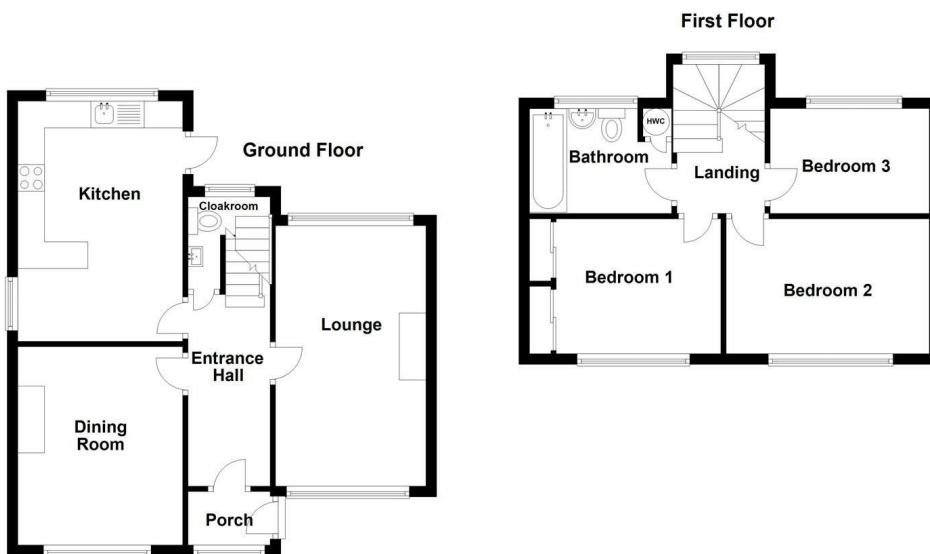
17'5 x 7'8

Up and over door, oil fired boiler.

#### Outside

Driveway to front, garden in lawn. Attractive garden in lawn to rear, mature trees, shrubs and hedging. Please note the decking to the rear garden belongs to the tenant and he intends to remove.





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)                                   | A |                         |                                                                                       |
| (81-91)                                     | B |                         |                                                                                       |
| (69-80)                                     | C |                         |                                                                                       |
| (55-68)                                     | D |                         |                                                                                       |
| (39-54)                                     | E |                         |                                                                                       |
| (21-38)                                     | F | 28                      | 53                                                                                    |
| (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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