



ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 INGLEWOOD COURT, BELFAST,  
BT4 1RY**

**OFFERS AROUND £159,950**





Nestled in a cul-de-sac position in the heart of Sydenham, this recently redecorated townhouse presents an excellent opportunity for those seeking a comfortable and modern living space.

The ground floor comprises entrance hall leading spacious open plan living/dining space with patio doors to a generous South facing garden, with solid wood panel flooring throughout, and kitchen with breakfast bar and ceramic tiled flooring. On the first floor, three well proportioned bedrooms and white bathroom suite with panelled bath and electric shower over, chrome feature radiator, hot press and ceramic tiled flooring. Further benefits include oil fired central heating, uPVC double glazed windows, off street parking to front and the excellent South facing garden to rear with timber decking area.

Inglewood Court is conveniently located, providing easy access to local amenities, including shops, parks, and schools. An ideal first time buyer home or investment opportunity, early viewing comes highly recommended.

## Key Features

- Recently Decorated Townhouse In The Heart Of Sydenham
- Open Plan Living/Dining With Patio Doors To Garden
- Kitchen With Breakfast Bar And Ceramic Tiled Flooring
- Three Well Proportioned Bedrooms To First Floor
- White Bathroom Suite With Ceramic Tiled Flooring
- Oil Fired Central Heating & PVC Double Glazing
- Driveway To Front And South Facing Garden To Rear
- Convenient Location Close To A Range Of Amenities



## Accommodation Comprises

### Entrance Hall

Solid wood panel flooring. Storage cupboard understairs.

### Lounge

14'5 x 13'4

Brick feature fireplace and tiled hearth. Solid wood panel flooring. Patio doors to garden.

### Kitchen

9'8 x 8'1

Range of high and low level units, formica work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker with stainless steel splashback and extractor fan, plumbing for washing machine, breakfast bar with hatch, part tiled walls, ceramic tiled flooring.

### First Floor

### Landing

### Bedroom 1

11'3 x 8'1

### Bedroom 2

11'8 x 6'7

### Bedroom 3

7'8 x 7'5

### Bathroom

White suite comprising panelled bath with mixer tap, electric shower with PVC panelled splashback and shower screen, pedestal wash hand basin with mixer tap, low flush WC, chrome feature radiator, part tiled walls, ceramic tiled flooring, hot press.

### Outside

Front garden with lawn, hedging and brick area. Driveway laid with stone. Enclosed South facing garden with good size lawn and timber decking area. Boiler house with oil fired boiler.

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.

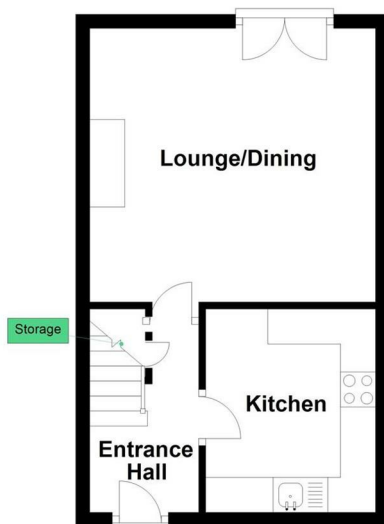
You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)



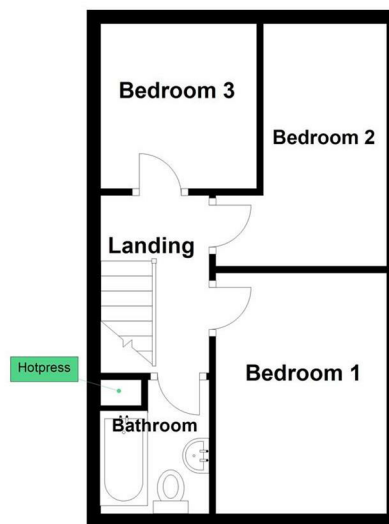




Ground Floor



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			
			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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