

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



54 MARLFIELD DRIVE, BELFAST, BT5 7PJ

OFFERS AROUND £195,000

An excellent, extended semi detached property in the heart of Braniel, overlooking Shandon golf club, and enjoying beautifully presented family accommodation.

The accommodation comprises spacious entrance hall with attractive wood laminate flooring through to lounge with bay window, ground floor toilet suite and double doors into living room. The living room features a brick fireplace with slate tiling and wood burning stove, open plan to dining area, and extended to included fully fitted kitchen with range of attractive units and integrated oven with gas hob.

The first floor includes three well proportioned bedrooms, two including wood laminate flooring, and two to include built in robes. Classic white bathroom suite, including freestanding feature roll top bath, walk in shower cubicle, and attractive tiling.

The outside area includes paved area to front, with concrete finish driveway leading to detached garage. South facing rear garden with raised lawn and patio areas, and garage with separate utility room. A Fantastic family home in a much sought after area close to many local amenities in the Gilnahirk area.



Key Features

- Beautifully Presented Extended Three Bed Semi Detached Property In The Braniel Area
- Open Plan Living/Dining Area to Kitchen
- First Floor With Three Well Proportioned Bedrooms
- Detached Garage With Separate Utility, Plumbed For Washing
- Ground Floor Comprising Three Generous Reception Areas and Toilet Suite
- Extended Kitchen With Attractive Range of Units
- Classic White Bathroom Suite With Feature Freestanding Roll Top Bath
- South Facing Enclosed Rear Garden With Raised Patio and Lawn



Accommodation Comprises

Entrance Hall

Wood laminate flooring, storage cupboard under stairs, double doors to lounge.

Ground Floor WC

White suite comprising: pedestal wash hand basin with mixer taps and tiled splashback, low flush WC, fully tiled walls.

Lounge

13'6 x 10'7

(Into Bay)

Wood laminate flooring, recessed spotlights.

Living Room

12'3 x 10'6

(Into Bay)

Brick feature fireplace with wood burning stove and slate tiled hearth, wood laminate flooring, recessed spot lighting, open to:

Dining Area

11'5 x 9'9

Built in shelving, wood laminate flooring, recessed spot lighting, archway to:

Kitchen

12'5 x 8'

Range of high and low level units, wood effect laminate work surfaces, inset 1 1/4 single drainer stainless steel sink unit with mixer taps, built in under oven with gas hob, stainless steel extractor hood, part tiled walls, wood laminate flooring, recessed spot lighting.

First Floor Landing

Linen cupboard.

Bedroom 1

13'7 x 10'2

Bedroom 2

10'5 x 9'8

Double built in robe with sliding mirrored doors, wood laminate flooring.

Bedroom 3

10'2 x 8'4

Double built in robes with sliding mirrored doors, wood laminate flooring.

Bathroom

Classic white suite comprising: Freestanding feature roll top bath with mixer taps and telephone hand shower, walk in shower cubicle with electric shower unit, sliding shower doors and tiled walls, pedestal wash hand basin, low flush WC, half tiled walls, ceramic tiled flooring, PVC panelled ceiling with recessed spotlights, chrome feature radiator.

Outside

Decorative pebble stone area to front with paving and concrete driveway to detached garage. Enclosed South facing rear garden with raised lawn and patio, garden shed.

Garage

22'2 x 8'2

Power and light, electric rolled shutter door, separate utility with gas fired boiler and plumbing for washing machine.











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	70	76
	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