



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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028 9047 1515

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 2 EBRINGTON HALL, BT4 3HX**

**OFFERS AROUND £249,950**



A stunning ground floor apartment in the ever popular Ballyhackamore area, close to a vast range of local amenities and on the Glider bus system for added convenience.

The apartment comprises of a spacious lounge dining area, open to a luxury fitted modern kitchen with an extensive range of high and low level units with marble effect worksurfaces, fully integrated appliances and a Juliet balcony, two good size double bedrooms, master with en suite and a modern fitted white bathroom suite.

Further benefits include gas fired central heating, uPVC double glazing throughout, and communal parking to the front with EV charging point.

We recommend early viewing to fully appreciate this excellent ground floor apartment.



## Key Features

- Luxury Ground Floor Apartment
- Spacious Open Plan Lounge/Dining Area
- Two Spacious Double Bedrooms
- Communal Parking Area with EV Charging Point
- Modern Fitted Kitchen With Built-In Appliances
- White Bathroom Suite & Ensuite
- Gas Fired Central Heating & UPVC Double Glazing
- Convenient Location Close To Local Amenities



### Communal Entrance Hall

Ceramic tiled flooring.

### Entrance Hall

Ceramic tiled flooring.

### Kitchen

10'9 x 10'4

Extensive range of high and low level modern units with marble effect worksurfaces with 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, built-in under oven and ceramic hob, stainless steel extractor hood, built-in fridge freezer, built-in dishwasher, built-in washer dryer, concealed gas fired boiler, part tiled walls, ceramic tiled flooring, patio doors to rear, open to:

### Lounge / Dining

14'2 x 13'3

(At widest points) range of fitted cupboards.

### Bedroom 1

15'1 x 10'4

Leading to:

### Ensuite

Modern white en-suite comprising walk-in shower cubicle with sliding door, built-in shower and tiled walls, vanity wash hand basin with mixer taps and tiled splashback, ceramic tiled flooring, mirror cabinet, extractor fan.

### Bedroom 2

13'2 x 8'3

Built-in storage.

### Bathroom

Modern white suite comprising vanity unit with mixer tap and tiled splashback, panelled bath with mixer tap and tiled splashback with telephone shower, ceramic tiled flooring, extractor fan.

### Outside

Communal car parking with EV charging point, bin storage.











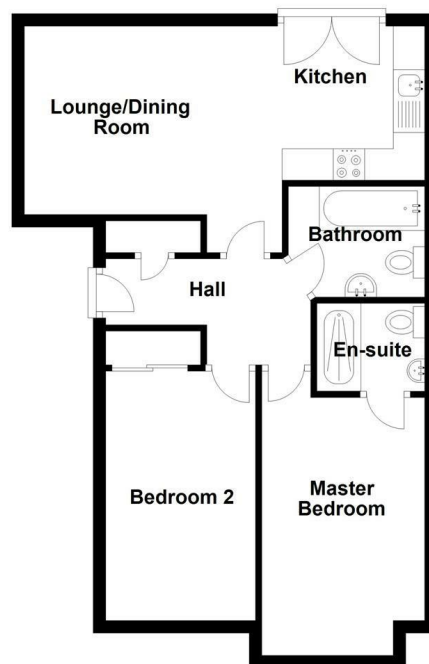








Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.

ULSTERPROPERTYSALES.CO.UK

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