

ULSTER PROPERTY SALES

UPS

**RENTALS - BALLYHACKAMORE**

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**028 9070 1000**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 4 EBRINGTON HALL, BELFAST, BT4 3HX**

**OFFERS AROUND £249,950**

Located in the heart of Ballyhackamore this modern built, luxury 1st floor apartment boasts character and convenience, for professionals or people looking to downsize.

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 to include built in under oven and ceramic hob, integrated fridge freezer and integrated dishwasher. This apartment also features a Juliet balcony in the lounge, two good size double bedrooms, master with en suite shower room and a modern fitted white bathroom suite.

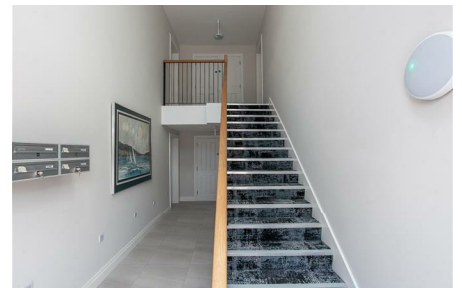
Further benefits include gas fired central heating, uPVC double glazing throughout, and communal parking to the front with EV charging point.

We recommend early viewing to avoid disappointment!



## Key Features

- Luxury First Floor Apartment In A Stunning New Development In Ballyhackamore
- Spacious Lounge/Dining Area Featuring Juliet Balcony
- Two Spacious Double Bedrooms
- Communal Parking Area with EV Charging Point
- Modern Fitted Kitchen With Range Of Integrated Appliances
- White Bathroom Suite & Ensuite With Walk In Shower
- Gas Fired Central Heating & UPVC Double Glazing
- Convenient Location Close To A Range Of Local Amenities



### Accommodation Comprises

#### Communal Entrance Hallway

Ceramic tiled flooring, Staircase to.

#### First Floor

##### Entrance Hall

Ceramic tiled flooring.

##### Lounge / Dining Room

14'2 x 13'3

Ceramic tiled flooring, open to:

##### Kitchen

11 x 10'2

Extensive range of high and low level modern units with marble effect work surfaces 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.

##### Bedroom 1

15'1 x 10'5

Leading to:

##### Ensuite

Modern white suite comprising walk-in shower cubicle with sliding door, built-in shower and tiled walls, vanity unit 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 charger point, bin storage.



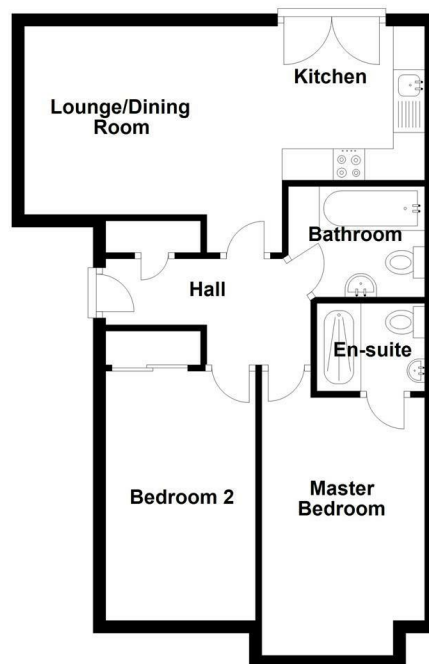








First Floor



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 82      | 82                      |
| (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 9070 1000.

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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