

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 NORWOOD CRESCENT, BELFAST, BT4 2DZ**

**OFFERS AROUND £325,000**



An attractive, extended semi-detached property in the popular Norwood area, offering excellent accommodation, to include extended kitchen and attached garage, in a cul-de-sac position.

The accommodation comprises attractive engineered Oak wood flooring in entrance hall, cloak cupboard and lounge with bay window. Dining room includes wood laminate flooring with patio doors to garden, opening to a modern kitchen with attractive range of units, built-in appliances, feature pull-out drawers and bins, partly tiled walls and recessed spotlighting. The ground floor further benefits from a modern white toilet suite off entrance hall to include PVC cladding and ceramic tiled flooring.

The first floor includes a generous landing with wood laminate flooring, and access to mostly floored roofspace with slingsby ladder. Three well proportioned bedrooms, all to include wood laminate flooring, and principle bedroom to include range of full length built-in wardrobes. Luxury bathroom comprising white suite with free standing feature bath, large walk-in shower cubicle with built-in rainfall shower, attractive vanity unit with sensor light mirror, chrome feature radiator, recessed spotlighting, fully tiled walls and ceramic tiled flooring. Further benefits include gas fired heating and triple glazed windows.

Sitting in a cul-de-sac position and benefiting from good size gardens, the front garden includes lawn and generous driveway to attached garage, and enclosed rear garden with large timber decking area, overlooking artificial lawn area with attractive patio and raised flowerbeds.

This property is ideal for families and young professionals, located in a much sought after residential area, and including so many attractive features for todays buyers, not to mention solar panels, which help keep the running costs down, this property is a must see.



## Key Features

- Excellent Semi-Detached Red Brick Property In Popular Location
- Dining Room Open To Kitchen And Patio Doors To Rear
- Three Good Size Bedrooms, All With Laminate Flooring And Two With Built-In Storage
- Driveway, Garage, And Gardens To Front And Rear With Decking
- Good Size Lounge With Bay Window & Engineered Oak Wood Flooring
- Modern Kitchen With Integrated Appliances
- Luxury Bathroom With Large Walk-In Shower Cubicle And Bath
- Ideal Location Convenient To A Wide Range Of Local Amenities & Schools



### Accommodation Comprises

#### Entrance Hall

Engineered Oak wood panel flooring.

#### Cloak Cupboard

Engineered Oak wood panel flooring.

#### Ground Floor WC

Modern white suite comprising wash hand basin with mixer tap, low flush WC, PVC wall cladding, PVC panel ceiling with recessed spotlighting, ceramic tiled flooring, extractor fan.

#### Lounge

14'4 x 11'8

(into bay) Engineered Oak wood panel flooring.

#### Dining Room

11'7 x 10'3

Wood laminate flooring. Patio doors to garden. Open to:

#### Kitchen

17'9 x 8'3

(at widest point) Attractive range of high and low level units, Ash wood effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in oven and microwave, induction hob, stainless steel extractor hood, integrated dishwasher, cupboard with pull-out drawers and bins, plumbing for washing machine, part tiled walls, wood laminate flooring, recessed spotlighting.

### First Floor

#### Landing

Wood laminate flooring. Slingsby ladder to mostly floored roofspace.

#### Bedroom 1

14'5 x 11'7

(into bay) Including full length range of built-in wardrobes with sliding partially mirrored doors, wood laminate flooring.

#### Bedroom 2

12'0 x 10'4

Wood laminate flooring.

#### Bedroom 3

9'1 x 7'5

Including built-in wardrobes, wood laminate flooring.

#### Bathroom

Luxury white suite comprising freestanding feature bath with mixer tap, large walk-in shower cubicle with built-in rainfall shower and handheld shower, sliding shower doors, vanity unit with mixer tap and sensor light mirror, low flush WC. Chrome feature radiator. Fully tiled walls, ceramic tiled flooring. PVC panelled ceiling with recessed spotlighting. Extractor fan.

#### Outside

Front garden with lawn and boundary hedge. Tarmac driveway to attached garage. Enclosed rear garden with large raised timber decking area overlooking artificial lawn area with patio, raised flowerbed and boundary fence.

### Attached Garage

16'3 x 9'5

Power, gas fired boiler, 10kw battery electric roller shutter door.













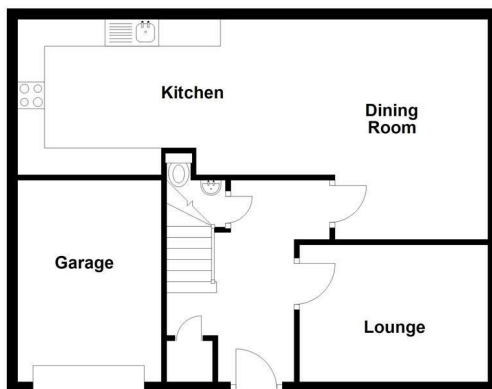




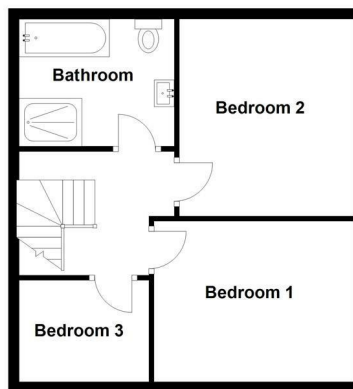




Ground Floor



First Floor



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</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 |                         |           |
| <b>Northern Ireland</b>                     | 73                      | 75        |
|   | 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.

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