

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



47 ABBEY GARDENS, BELFAST, BT5 7HL

OFFERS OVER £319,950

Situated in the popular Abbey Gardens area of Belfast, this beautifully presented and extended three-bedroom home has been finished to an exceptional standard throughout and offers stylish, modern living in a highly sought-after location. Benefiting from gas heating, double glazing and impressive outdoor space, the property is ideal for families and professionals alike.

The accommodation comprises a welcoming reception hall with fully tiled flooring and access to a convenient cloakroom and integral garage. The lounge provides a comfortable separate living space, while the heart of the home is undoubtedly the stunning open plan kitchen, living and dining area. Thoughtfully designed for modern living, this impressive space features an excellent range of fitted units, integrated appliances, breakfast bar, cast iron gas stove, built-in shelving and cupboards, recessed spotlighting and skylights. A large feature window overlooks the beautifully landscaped rear garden, creating a bright and inviting atmosphere.

Upstairs, there are three well-proportioned bedrooms, including a principal bedroom with built-in robes. The luxury bathroom is finished to a high specification with a contemporary white suite, large walk-in shower cubicle, vanity unit, feature radiator and fully tiled walls and flooring. Additional built-in storage and access to a floored roofspace further enhance the practicality of the home.

Externally, the rear garden has been beautifully landscaped with generous patio areas, lawn, mature trees, shrubs and flowerbeds, providing an excellent space for outdoor entertaining and relaxation. The integral garage benefits from an electric roller door, power, lighting and utility facilities.

This superb home combines quality finish, spacious accommodation and a convenient location close to local amenities, schools and transport links. Early viewing is highly recommended.



Key Features

- Extended Three Bedroom Property Finished To A Superb Standard Throughout
- Contemporary Kitchen With Integrated Appliances And Feature Breakfast Bar
- Luxury Bathroom Featuring Panelled Bath Walk In Shower And Vanity Unit
- Integral Garage With Electric Roller Door, Utility Area And Additional Storage
- Spacious Open Plan Kitchen, Living And Dining Area Ideal For Entertaining
- Cast Iron Gas Stove, Skylights And Recessed Spotlighting Creating Stylish Living Space
- Principal Bedroom Benefiting From Excellent Range Of Built In Robes
- Landscaped Rear Garden With Patio Areas, Lawn, Flowerbeds And Mature Shrubs



Accommodation Comprises

Reception Hall

Fully tiled flooring, cloak room with access to garage.

Cloak Room

White suite comprising: Low flush WC, wash hand basin, fully tiled flooring, partly tiled walls.

Lounge

11'9 x 11

Kitchen/Living/Dining

21'2 x 21'

Excellent range of high and low level units, stainless steel sink unit with mixer tap. Stainless steel oven and ceramic four ring induction hob, integrated full size fridge, integrated dishwasher, integrated microwave. Breakfast bar, cast iron gas stove, built in shelving and cupboards, large feature window with outlook to rear garden, recessed spotlighting, sky lights.

First Floor Landing

Built in storage, access to floored and sheeted roofspace via slingsby type ladder.

Bedroom 1

13' x 11'

Including range of built in robes.

Bedroom 2

11'8 x 11'

Bedroom 3

8'9 x 7'8

Bathroom

Luxury white suite comprising: Panelled bath, large walk in shower cubicle, low flush WC, vanity unit, feature wall mounted radiator. Fully tiled floor and walls, recessed spotlighting, built in storage cabinet.

Garage

15'8 x 8'2

Electric roller door, power and light, single drainer stainless steel sink unit, range of cupboards, plumbed for washing machine.

Outside

Attractive large patio area with trees and shrubs leading to large lower patio and lawn with flowerbeds, outside tap, light and socket. Metal storage shed.



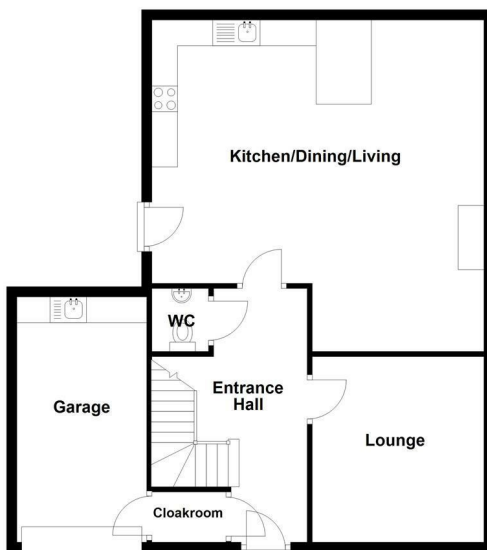




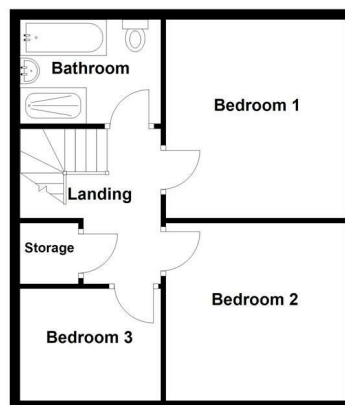




Ground Floor



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.

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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