



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**13 TRILICK STREET, BELFAST, BT5
4QY**

OFFERS AROUND £119,950



A newly refurbished semi-detached property just off the popular Beersbridge Road, offering great accommodation to include new kitchen, new bathroom, newly rewired and damp proof course installed.

The accommodation includes an open plan lounge with new wood effect tile flooring, leading into a good sized dining kitchen, to include a new range of units and built-in oven with hob. Furthermore, the ground floor has the added bonus of a utility room, leading to a new ground floor toilet suite. The ground floor benefits from the attractive wood effect tile flooring throughout along with recessed spotlighting.

The first floor offers two bedrooms, with new carpet. New white shower room, comprising built-in shower cubicle with built-in rainfall shower, vanity unit and chrome feature radiator, PVC cladding to walls and ceiling, and ceramic tiled flooring.

The outside includes a large enclosed yard with patio area and gated access. A great property with little maintenance and low outgoings, in an area which offers an easy commute for first time buyers to Belfast city centre.

Key Features

- Recently Refurbished Semi-Detached Property
- Open Plan Lounge With Wood Effect Tile Flooring
- Spacious Kitchen With Built-In Hob And Dining Area
- Ground Floor Toilet Suite And Utility Room
- Two Bedrooms, Both With New Carpet
- New Shower Room With Ceramic Tiled Flooring
- Gas Central Heating And UPVC Double Glazing
- Convenient Location Close To A Range Of Amenities



Accommodation Comprises

Entrance To Open Plan Through Lounge

10'7 x 10'7

(at widest point) Enclosed cupboard under stairs with gas fired boiler. Wood effect tile flooring, recessed spotlighting.

Kitchen/Dining

14'7 x 8'4

New fitted kitchen with a range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit, built-in under oven, ceramic hob with stainless steel extractor hood, wood effect tile flooring, recessed spotlighting.

Utility Room

5'7 x 4'0

Granite effect work surface, plumbing for washing machine, wood effect tile flooring, recessed spotlighting.

Ground Floor WC

Low flush WC, vanity unit with mixer tap, wood effect tile flooring, recessed spotlighting.

First Floor

Landing

Bedroom 1

14'7 x 8'6

(at widest point)

Bedroom 2

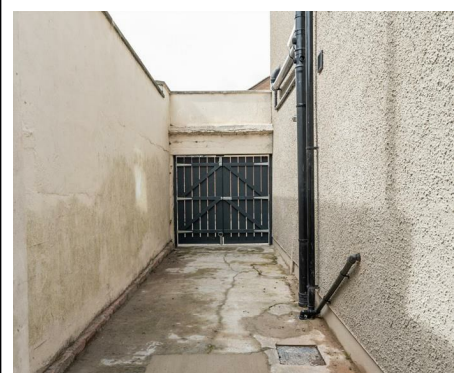
8'6 x 6'7

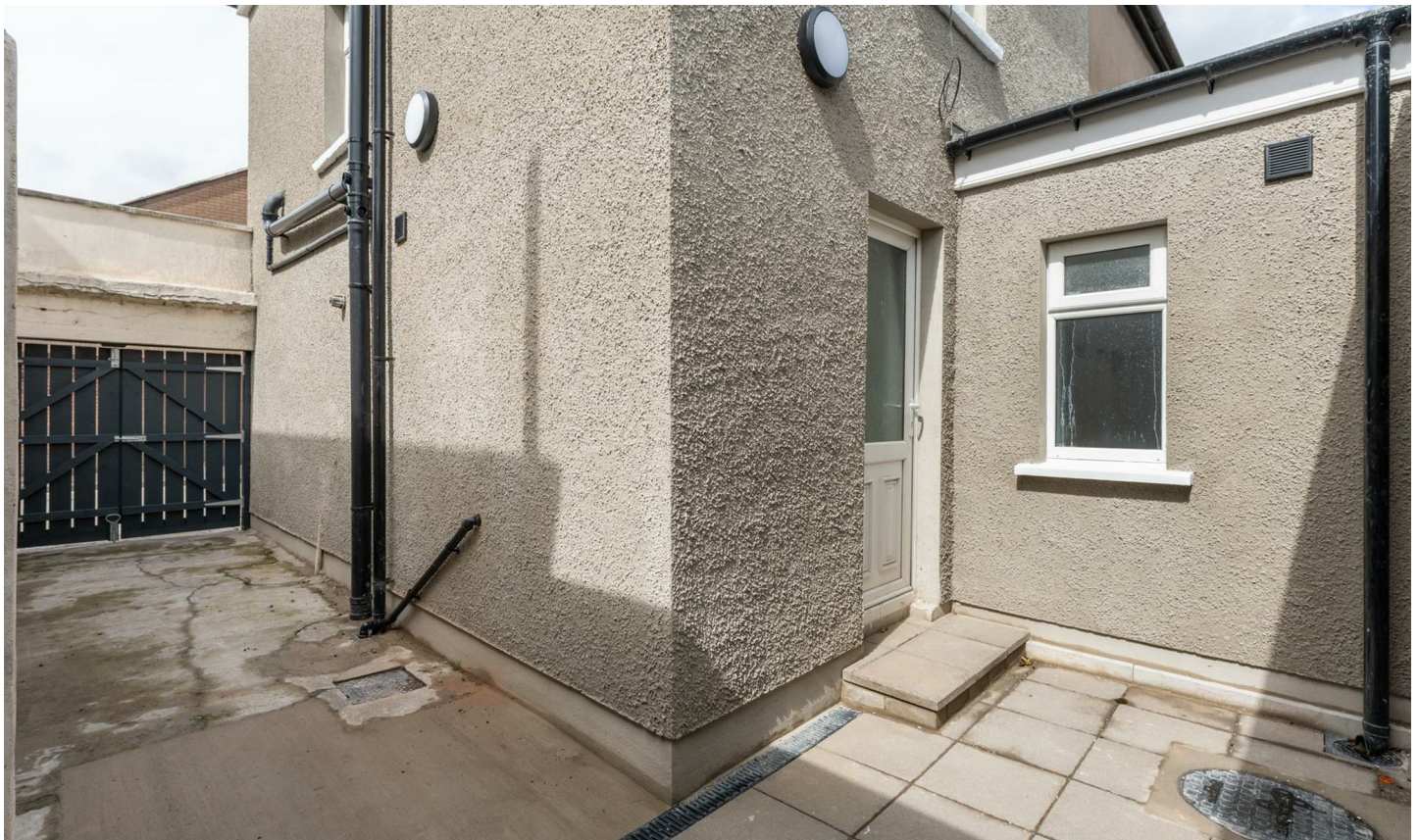
Shower Room

New white suite comprising built-in shower with rainfall shower, handheld shower and PVC wall cladding, low flush WC, vanity unit with mixer tap, feature chrome radiator, PVC panelled ceiling with recessed spotlighting, extractor fan.

Outside

Good size enclosed yard with paved area. Gate access to side.





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		62	80
		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