



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



136 ASHMOUNT PARK, BELFAST, BT4 2FL

OFFERS AROUND £195,000

An excellent, well presented, modern end townhouse with many attractive features throughout, including off street parking to front and West facing garden to rear in a convenient area.

The accommodation comprises entrance hall with ceramic tiled flooring, lounge with wood laminate flooring, recessed spotlighting, and attractive feature wall with stone tile cladding. Good size dining kitchen to include wood block worktops, partly tiled walls and ceramic tiled flooring, leading to generous dining area with patio doors to rear garden.

The first floor includes three well proportioned bedrooms, two including wood laminate flooring. Modern shower room comprising white suite, large walk-in shower cubicle with built-in rainfall shower, attractive vanity unit and chrome feature radiator. PVC wall cladding and ceramic tiled flooring. The outside includes electric charger and off street parking to front, enough for two cars. Enclosed rear garden, West facing and perfect for the evening sun, attractive timber decking area with uplighters, pebble stone area, and garden shed.

Situated within the popular Ashmount area, just off Holywood Road, and within walking distance to many local amenities, not to mention the popular Belmont Road and it's many cafes and restaurants. Ideal for young professionals and first time buyers, in a popular area.



Key Features

- Well Presented End Townhouse In A Popular Location
- Spacious Kitchen With Dining Area And Patio Doors To Rear
- Modern Shower Room With Tiled Flooring
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Lounge With Wood Laminate Flooring And Feature Wall
- Three Bedrooms, Two With Wood Laminate Flooring
- Off Street Parking To Front And West Facing Garden To Rear
- Convenient Location Close To A Wide Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Ceramic tiled flooring.

Lounge

14'1 x 11'3

Mock fireplace, wood laminate flooring, part stone tile cladding, recessed spotlighting.

Dining Kitchen

17'7 x 11'1

Range of high and low level units, wood block work surfaces with upstand, inset 1 1/4 bowl single drainer sink unit with mixer tap, built-in oven, ceramic hob, stainless steel extractor hood, plumbing for washing machine, plumbing for dishwasher, part tiled walls, ceramic tiled flooring, open to dining area and patio doors to garden.

First Floor

Landing

Cupboard with gas fired boiler.

Bedroom 1

14'4 x 8'6

Bedroom 2

11'1 x 11'0

Wood laminate flooring.

Bedroom 3

11'1 x 9'0

(at widest point) Wood laminate flooring.

Shower Room

Modern white suite comprising large walk-in shower cubicle with built-in rainfall shower and handheld shower, vanity unit with mixer tap, low flush WC, chrome feature radiator, PVC wall cladding, PVC panelled ceiling, recessed spotlighting, ceramic tiled flooring.

Outside

Front garden with off street parking, electric car charger. Enclosed West facing garden to rear with raised timber decking and uplighters, pebble stone area, outside sockets and lighting. Garden shed, boundary fencing.

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. You can find more information about the legislation at www.legislation.gov.uk



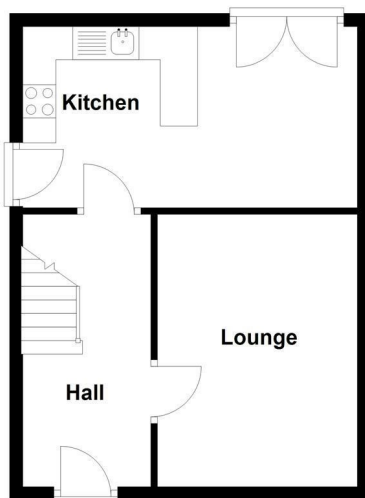




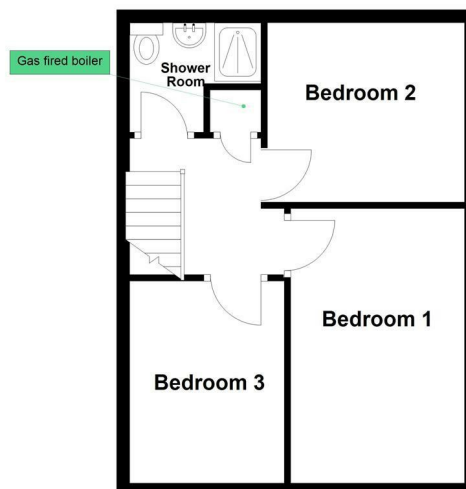




Ground Floor



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	58	66
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.

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