



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 GLENVIEW CRESCENT, BELFAST, BT5 7LX**

**OFFERS AROUND £220,000**



A beautifully presented semi detached property, offering fantastic accommodation, and benefitting from an extended attached garage with office to the rear, in a much sought after residential area.

The accommodation comprises entrance hall with attractive wood laminate flooring which flows through to a generous lounge, with attractive hole in wall fireplace, including wood burning stove and slate tile hearth. The lounge further opens to a good sized dining room with wood laminate flooring. Fitted kitchen includes wood block worktops, integrated oven and fridge freezer, and partly wiled walls.

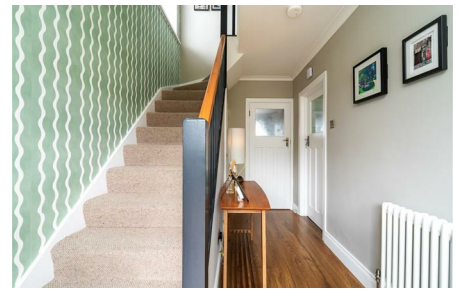
The first floor includes three well proportioned bedrooms, including principle bedroom with bay window, and bedroom three with built in robe and wood laminate flooring. Luxury bathroom comprising modern white suite, inset bath with tile surround, walk in wet area with built in rainfall shower, attractive vanity unit and wall mounted feature radiator, beautiful feature wall tiling, ceramic tile flooring and recessed spotlighting.

Benefitting from a corner site, the outside area includes a good size front and side garden with lawn, generous tarmac driveway leading to attached garage, which has been rebuilt in recent years to include an extended space to rear for home office. Impressive throughout, this property is perfect for the family or young professionals, wanting to be in an excellent residential area close to so many local amenities.



## Key Features

- Beautifully Presented Three Bed Semi Detached Property Benefitting From an Extended Garage
- Kitchen With Range of Units to Include Integrated Oven and Fridge Freezer
- Bathroom With Modern White Suite, Walk in Shower and Inset Bath
- Gardens to Front and Side In Lawn, Enclosed Rear Garden to Rear
- Generous Lounge with Feature Hole In Wall Fireplace With Wood Burning Stove
- First Floor With Three Good Size Bedrooms, Principle Bedroom With Bay Window
- PVC Double Glazing and Gas Fired Central Heating
- Located in an Excellent Residential Area Close to So Many Local Amenities



### Acommodation Comprises

#### Entrance Hall

Wood laminate flooring, cupboard under stairs.

#### Lounge

16' x 11'4

Attractive hole in wall fireplace with wood burning stove and slate tiled hearth, wood laminate flooring, open to:

#### Dining Room

10'3 x 7'2

Wood laminate flooring.

#### Kitchen

11'8 x 8'

Range of high and low level units, wood block work surfaces, inset 1 1/4 bowl single drainer sink unit with mixer taps, built in under oven with ceramic hob, extractor hood, integrated fridge freezer, plumbed for washing machine, part tiled walls.

#### First Floor Landing

##### Bedroom 1

12'5 x 12'2

(Into Bay)

##### Bedroom 2

11'2 x 10'8

##### Bedroom 3

8'2 x 7'9

(At widest point)

Including built in robes, wood laminate flooring.

#### Bathroom

Luxury white suite, bath with tiled panelling and mixer taps, walk in wet area with built in rainfall shower and hand held shower head and shower screen, vanity unit with mixer taps, tiled splashback, low flush WC, wall mounted feature radiator, feature wall tiling, ceramic tiled flooring, recessed spotlights, extractor fan.

#### Outside

Front and side garden with lawn, trees and boundary brick wall, tarmac driveway. Enclosed rear garden with paved area.

#### Attached Garage

18'7 x 11'9

Light and power, up and over door.

#### Office

11' x 8'2

Light, power and radiator.

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](http://www.legislation.gov.uk)









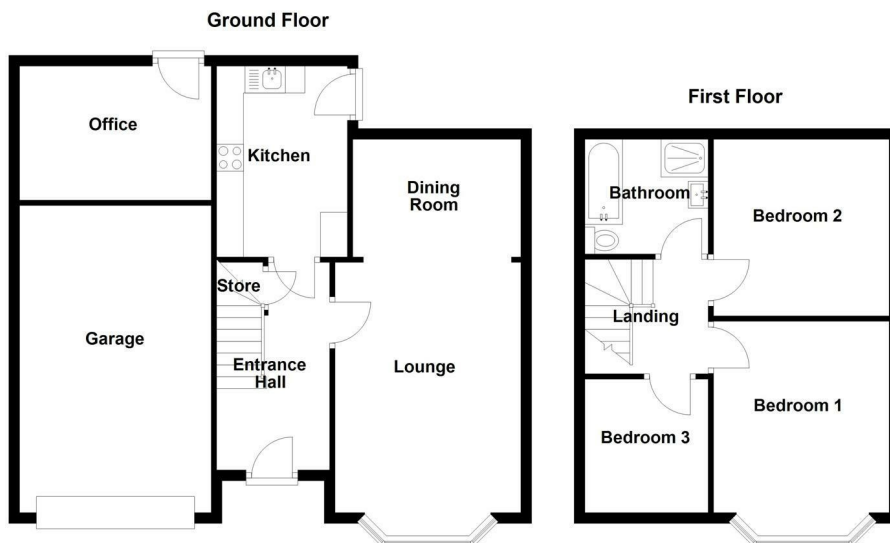












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	67	79
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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