

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

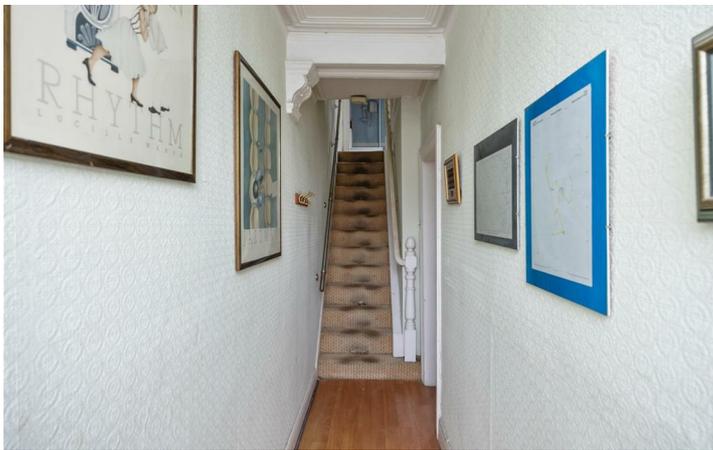
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**243 CONNSBROOK AVENUE,  
BELFAST, BT4 1JZ**

**OFFERS AROUND £119,950**



This mid-terrace property offers an exciting opportunity for buyers looking to create their ideal home. Requiring renovation, this property has been priced to allow for modernisation and put your own stamp on the accommodation.

The ground floor comprises an entrance hall with laminated strip wood flooring leading into a spacious lounge and dining area, featuring a fireplace with brick hearth and wooden surround. The kitchen includes a range of wall and base units, a stainless steel sink, space for a cooker, part-tiled walls, and a fully tiled floor.

Upstairs, there are two bedrooms, with the main bedroom benefiting from a built-in wardrobe, and a bathroom with a panelled bath with electric shower, low flush WC, and pedestal wash hand basin.

Externally, there is a low-maintenance paved frontage and an enclosed rear yard leading to a private garden laid mainly in lawn, offering potential for landscaping or entertaining.

This property represents a fantastic opportunity for investors, or anyone looking to renovate and add value to a property in a popular location, close to many local amenities.



## Key Features

- Mid-Terrace Property Requiring Renovation
- Entrance Hall With Laminated Strip Wood Flooring
- Spacious Lounge And Dining Area With Fireplace
- Kitchen With Wall And Base Units, Stainless Steel Sink, And Tiled Floor
- Two Bedrooms, Main With Built-In Wardrobe
- Bathroom With Panelled Bath, Electric Shower, WC, And Wash Basin
- Outside Space To Both Front And Rear
- Convenient Location Close To A Range Of Local Amenities



## Accommodation Comprises

### Entrance Hall

Laminated strip wood flooring.

### Lounge/Dining Room

24'2 x 11'0

(into bay) Fireplace with brick hearth and wooden surround.

### Kitchen

14'4 x 6'3

Range of high low level units, single drainer stainless steel sink unit, space for cooker, part tiled walls, fully tiled floor.

### First Floor

#### Bedroom 1

13'4 x 10'7

Built-in wardrobe.

#### Bedroom 2

10'6 x 8'9

### Bathroom

White suite comprising panelled bath with electric shower, low flush WC and pedestal wash hand basin.

## Outside

Easily maintained paved area to front, enclosed yard to rear leading to rear garden with lawn.





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>			<b>78</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>48</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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](http://ULSTERPROPERTYSALES.CO.UK)

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