

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



51 LARKFIELD ROAD, BELFAST, BT4 1QF

OFFERS AROUND £220,000

A deceptively spacious excellent semi-detached four bedroom property in the heart of Sydenham, close to many local amenities.

The accommodation comprises an entrance hall with storage under stairs, lounge with bay window, and dining room with wood flooring. Kitchen with good range of units, double oven and hob, tiled flooring, and open to a dining area with fireplace, and a utility room. Upstairs offers four good bedrooms and a spacious bathroom suite with both panelled bath and shower cubicle, and separate WC next door.

Set on a large site, this property further benefits from a selection of outbuildings. Located close to many local amenities on the popular Belmont Road and Ballyhackamore village, not to mention Sydenham train station and Belfast city airport, this property is in need of extensive modernisation but will make a fantastic family home when renovated. Early viewing comes highly recommended.



Key Features

- Deceptively Spacious Semi-Detached Property
- Kitchen Open To Dining Area, And Utility Room
- Spacious Family Bathroom With Fully Tiled Walls
- Convenient Location Close To Many Local Amenities & Transport Routes
- Lounge With Bay Window And Dining Room
- Four Good Size Bedrooms To First Floor
- Large Site With Outbuildings Included
- Offering An Excellent Opportunity/Renovation Project



Accommodation Comprises

Entrance Porch

Tiled floor.

Entrance Hall

26'0 x 7'10

Hardwood front door. Storage under stairs.

Lounge

14'0 x 14'0

(into bay window) Wood panelled ceiling.

Dining Room

14'0 x 13'0

Wooden floor, wood panelled ceiling.

Kitchen/Living Room

22'0 x 13'1

Fireplace. Range of high and low level units, stainless steel sink unite with chrome mixer tap and single drainer, double oven, four ring gas hob, tiled floor, wood panelled ceiling, open to dining area.

Utility Room

12'0 x 11'1

Tiled flooring. Plumbing for washing machine. Oil boiler.

First Floor

Landing

Access to roofspace.

Bedroom 1

14'1 x 13'0

Bedroom 2

14'1 x 12'10

Laminate wood flooring. Built-in furniture.

Bathroom

12'1 x 11'1

(at widest points) Three piece suite comprising panelled bath with chrome taps and shower over, wash hand basin with chrome taps, and low flush WC.

Bedroom 3

12'1 x 11'0

(at widest point) Built-in storage.

Bedroom 4

8'0 x 8'0

Outside

Building One

33'0 x 23'0

Building Two

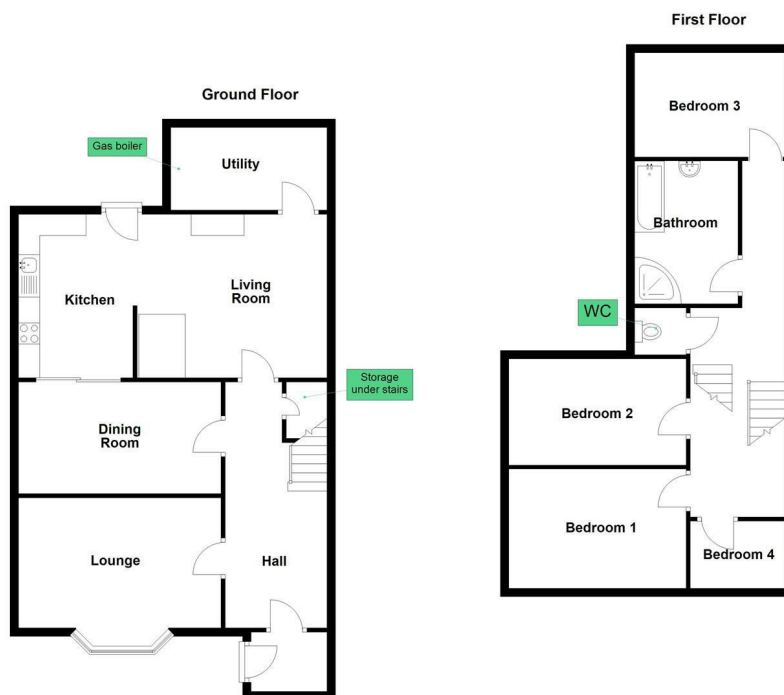
22'11 x 15'1











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	39	56
	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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RENTAL DIVISION
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