

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**43 DEVON PARADE, BELFAST, BT4  
1LT**

**OFFERS AROUND £139,950**





Located in the sought after area of Devon Parade, Sydenham, Belfast, this charming mid-terrace house presents an excellent opportunity for both first-time buyers and families alike.

Upon entering, you are welcomed into a spacious open-plan living room, with stylish laminate flooring leading through into a well-appointed kitchen, which is fitted with a range of high and low level units and built in oven & hob.



The property features three comfortable bedrooms and a white bathroom suite with fully tiled walls and also benefits from gas-fired heating throughout the house and uPVC double glazing.

One of the standout features of this property is the generous patio area to the rear, which offers a delightful outdoor space making it an ideal choice for a wide range of purchasers. An internal inspection is essential to appreciate fully all this home has to offer.



## Key Features

- Attractive Red Brick Terrace In Popular Location
- Open Plan Living/Dining Room With Wooden Flooring
- Modern Fitted Kitchen With Range Of Units
- Gas Fired Central Heating & uPVC Double Glazing
- Three Bedrooms, All With Laminate Flooring
- Spacious Patio Area To Rear
- Ideal For First Time Buyers & Young Couples
- Internal Viewing Essential To Fully Appreciate



### Accommodation Comprises

#### Entrance Hall

Solid wood flooring. Storage under stairs.

#### Living Room

21'5 x 10'0  
(into bay) Solid wood flooring.

#### Rear Hallway

Storage cupboard. Fully tiled flooring.

#### Kitchen

11'0 x 8'0  
1 1/2 tub sink unit, oven and ceramic hob, plumbing for washing machine, part tiled walls, PVC back door, fully tiled floor.

#### First Floor

##### Bedroom 1

10'0 x 9'5  
Laminated strip wood flooring.

##### Bedroom 2

9'6 x 9'5  
Laminated strip wood flooring.

##### Bedroom 3

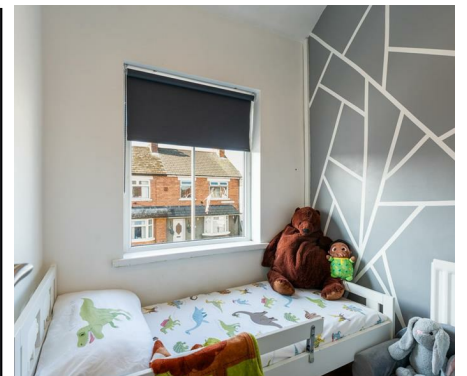
6'0 x 5'9  
Laminated strip wood flooring.

#### Bathroom

White suite comprising panelled bath with Mira shower over, pedestal wash hand basin, low flush WC, fully tiled walls and flooring, towel rail.

#### Outside

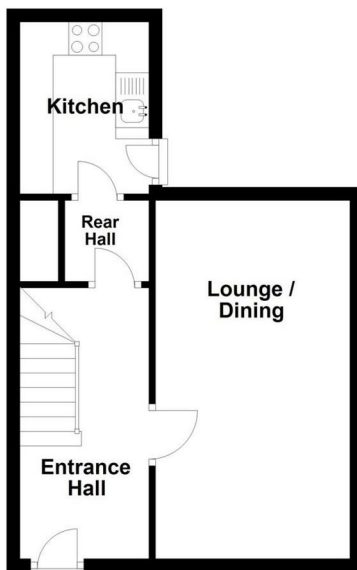
Yard to rear leading to patio. Gas boiler.



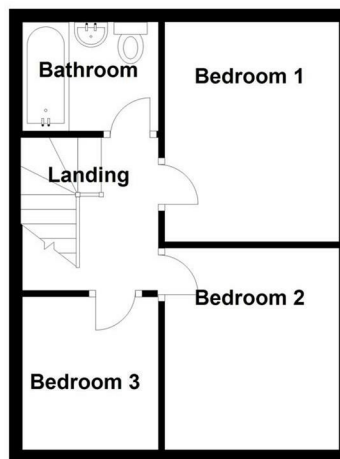




Ground Floor



First Floor



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