

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



14 STATION ROAD, BELFAST, BT4 1RE

OFFERS AROUND £220,000

A deceptively spacious detached bungalow with an extended roofspace, a generous garden in lawn and a garden shed with storage and games room, all in the popular Sydenham area within walking distance to Belmont Road.

The accommodation has been updated over the years to provide significantly more space throughout. Upon entry, the entrance hall leads to a spacious lounge with a conservatory, a recently fitted kitchen featuring a breakfast bar, and three bedrooms, one of which is currently used as a dining room, as well as a bathroom suite. Furthermore, the current owners have extended into the roofspace with a permanent staircase to create three additional areas, which will be a great benefit to the new owners. The outside features a good-sized garden with paved and lawn areas, leading to a BBQ area, and two large garden sheds joined to create additional outdoor space, currently used as a tool shed and games room.

This property offers considerable potential and features extensive space throughout; it is priced to allow for modernisation but already benefits from a recently fitted kitchen. Situated in the heart of Sydenham on the popular Station Road, close to many local amenities, not to mention schools, bus routes, and many of the cafes and restaurants on Belmont Road. A must-view to understand its potential.



Key Features

- Deceptively Spacious Detached Property In The Heart Of Popular Sydenham Area
- Spacious Lounge Leading To Conservatory Overlooking Rear Garden
- Fixed Staircase Leading To Floored and Sheeted Roofspace
- Garden Shed With Power, Light and Heating
- Modern Kitchen With Range of Units and Breakfast Bar
- Ground Floor Bathroom With White Suite
- Good Sized Rear Garden With Lawn And Patio Area
- Close To Range of Local Amenities and Transport Links



Accommodation Comprises

Entrance Hall

Under stairs storage, built in storage.

Lounge

10'9 x 15'3

Solid wood flooring, Belfast brick hearth with wooden mantle, access to conservatory.

Conservatory

9'5 x 11'

Access to rear.

Kitchen

9' x 13'5

Modern range of high and low level units with laminate work surfaces, space for range cooker, integrated stainless steel extractor hood, inset 1/4 basin single drainer stainless steel sink unit with mixer taps, space for fridge freezer, breakfast bar, part tiled walls, recessed spotlighting.

Dining Room/Bedroom 3

10'4 x 13'5

Solid wood flooring.

Bedroom 1

10' x 12'6

Bedroom 2

10' x 12'2

Bathroom

White suite comprising: Low flush WC, pedestal wash hand basin with mixer taps, panelled bath with mixer taps, shower over bath and shower screen, part tiled walls.

Fixed staircase to:

Roofspace Room 1

11'8 x 12'8

Dual aspect Velux windows, built in storage.

Roofspace Room 2

22'7 x 9'3

Dual aspect Velux windows.

Roofspace Room 3

White suite comprising: low flush WC, pedestal wash hand basin with mixer taps and tiled splashback, panelled bath with mixer taps, walk in shower cubicle with electric shower unit and sliding shower door, recessed spotlighting, extractor fan.

Outside

Enclosed rear garden with paved area and area in lawn.

Shed

30'7 x 10'6

Power, light and heating.

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.

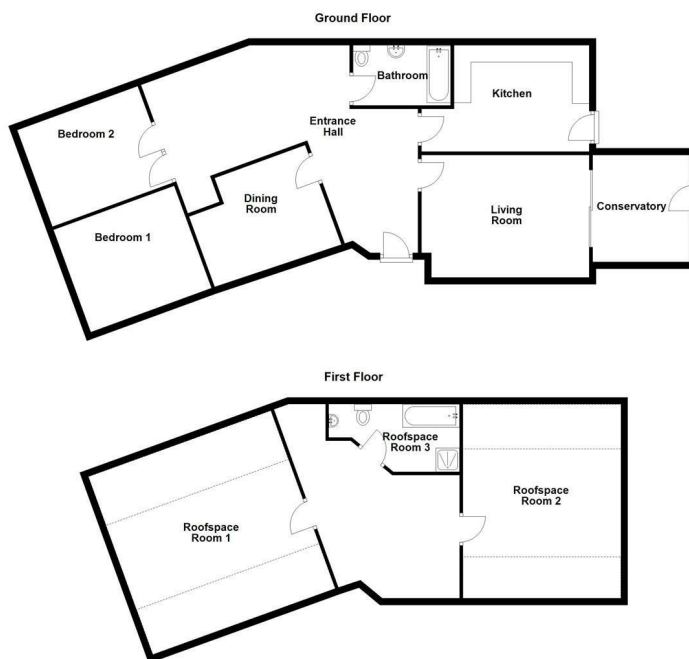
You can find more information about the legislation at www.legislation.gov.uk











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		
		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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