



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 RIBBLE STREET, BELFAST, BT4 1HW**

**OFFERS AROUND £195,000**



Built by the highly regarded Carville Group around 20 years ago, this stunning semi-detached villa enjoys a prime location at the junction of Albertbridge Road and Newtownards Road.

This beautifully presented home offers bright and spacious accommodation throughout. The generous lounge features stylish wood-effect laminate flooring, while the modern fully fitted kitchen boasts a range of integrated appliances and opens to a dining / breakfast area overlooking the paved rear garden.

Upstairs, the property offers three well-proportioned bedrooms and a contemporary shower room with a modern white suite, complete with a large walk-in shower, and also offers a fixed staircase leading to a fully floored roof space with plumbing and electric.

Conveniently located close to a wide array of local amenities – including Connswater Shopping Centre, Flout Pizza, Banana Block, and Bullhouse East – and just a short commute to Belfast City Centre, this exceptional home is sure to appeal to a wide range of buyers. An internal viewing is essential to fully appreciate all this property has to offer.



## Key Features

- Beautifully Presented Red Brick Semi Detached Home
- Modern Fitted Kitchen, Open To Dining / Breakfast Area
- Modern Shower Room With Walk In Shower
- Fully Floored Roofspace With Plumbing And Electric
- Good Sized Living Room With Laminate Flooring
- Three Bedrooms On the First Floor With Fixed Staircase To Floored Roofspace
- Gas Fired Central Heating & Double Glazing
- Driveway To Front & Large Paved Garden To Rear



### Accommodation Comprises

#### Living Room

15'8 x 12'8

Laminated strip wood flooring.  
Storage under stairs.

#### Entrance Hall

Laminated strip wood flooring.  
Storage under stairs.

#### Kitchen

15'8 x 10'0

Excellent range of high and low level units, stainless steel oven and gas 4 ring hob, integrated microwave, plumbing for washing machine, part tiled walls, gas boiler, laminated strip wood flooring, PVC back door.

#### First Floor

##### Landing

Fixed staircase to floored roofspace with electric and plumbing.

##### Bedroom 1

12'6 x 9'0

Laminated strip wood flooring.

##### Bedroom 2

13'3 x 7'6

Laminated strip wood flooring.  
Range of built-in wardrobes.

##### Bedroom 3

8'9 x 6'6

#### Shower Room

Walk-in shower cubicle, vanity unit, low flush WC, towel rail, laminated strip wood flooring, panelled walls.

#### Roofspace

11'7 x 11'0

Laminated strip wood flooring. Velux window. Recessed spotlighting, radiator and power.

Shower cubicle, vanity unit, low flush WC, panelled walls.

#### Outside

Driveway to front. Large paved patio to rear.





















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>	75	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.

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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