

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**38 BRENTWOOD PARK, BELFAST,  
BT5 7LR**

**OFFERS AROUND £179,950**





Located off the Ballygowan Road, this attractive semi detached property is going to be of instant appeal to a wide range of purchasers including first time buyers and young professionals. Comprising spacious open plan living / dining room with wooden flooring, attractive fitted kitchen, two bedrooms, one with a range of built in wardrobes and a white bathroom suite. The property further benefits from oil fired central heating and PVC double glazing.

Outside the property offers a driveway to the front for off street parking and a private garden to the rear with a large patio area leading to the garden.

This home offers the perfect balance of style and functionality, making it a smart choice for those looking to get on the property ladder and an internal inspection is essential to appreciate fully all this home has to offer.



## Key Features

- Attractive Semi Detached Home In Popular Location
- Open Plan Living / Dining Room With Wooden Flooring
- Fitted Kitchen With Range Of Units And Access To Garden
- Two Bedrooms, Both With Laminate Flooring
- Oil Fired Central Heating & Pvc Double Glazing
- Attractive Patio To Rear Leading To Garden
- Driveway for Off Street Parking To Front
- Excellent Home For A Wide Range Of Buyers



### Accommodation Comprises

#### Entrance Hall

PVC front door, solid wooden floor.

#### Living/Dining

20'7 x 10'

Solid wooden flooring.

#### Kitchen

9' x 7'10

Range of high and low level units, single drainer stainless steel sink unit, with mixer taps, plumbed for washing machine, built in under oven and ceramic 4 ring hob, stainless steel extractor hood, part tiled walls, PVC door to rear garden.

#### Bedroom 1

13' x 10'9

Laminate wood flooring, range of built in robes.

#### Bedroom 2

9' x 8'8

Laminate wood flooring.

#### Bathroom

White suite comprising: panelled bath with mixer taps, shower over bath and shower screen, low flush WC, panelled walls.

### Outside

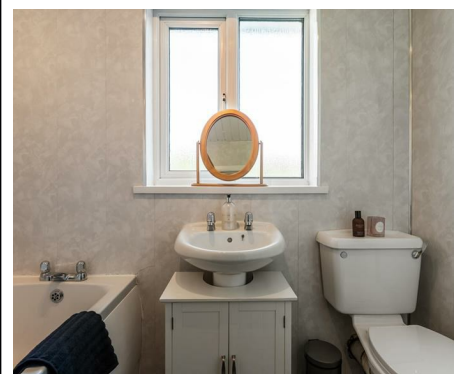
Driveway to front and gardens in lawn. Attractive gardens to rear with patio area leading to lawned area, oil fired boiler, PVC oil tank.

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.

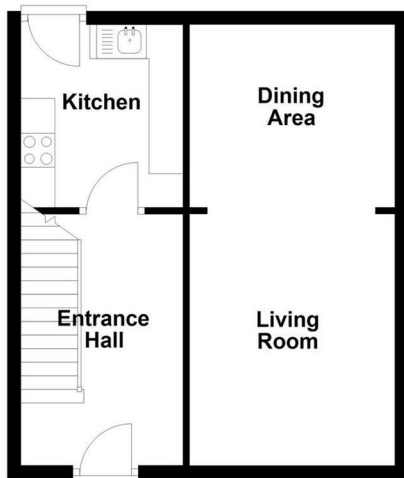
You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)



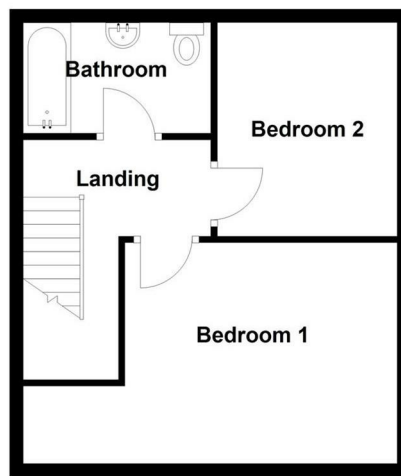




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		59	
(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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