

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 MOUNTFORDE DRIVE, BELFAST, BT5 4GL**

**OFFERS AROUND £169,950**

Deceptively spacious terraced property in the popular Short Strand area, offering excellent accommodation and benefiting from an additional bedroom and shower room.

The accommodation includes an entrance hall with wood laminate flooring, open to the lounge. The dining kitchen features an attractive range of units, wood block worktops, integrated appliances, and a large feature island with five-ring gas hob. The kitchen further includes a ceramic tiled floor, patio doors to the garden, and a utility area off the kitchen.

The first floor offers three well-proportioned bedrooms, two with built-in robes and one with wood laminate flooring. The modern shower room comprises a white suite with a large walk-in shower cubicle and built-in rainfall shower. There is also a vanity unit, chrome feature radiator, part wood-panelled wall cladding, and recessed spotlighting. Access to the fourth bedroom is via a permanent staircase, which also includes a walk-in shower cubicle with electric shower and fully tiled walls.

The outside areas include a paved garden to the front and a large enclosed brick-paved area with gated driveway to the rear. Situated close to Belfast City Centre and many local amenities, this property is perfect for families or first-time buyers.



## Key Features

- Beautifully Presented Four Bed Mid Terrace Property
- Fitted Kitchen With Excellent Range of Units and Integrated Appliances
- Modern Fitted Shower Room, Large Walk In Shower Cubicle and Feature Timber Wall Cladding
- Enclosed Rear Garden, Brick Paving and Gated Driveway
- Entrance Porch To Lounge Featuring Wood Laminate Flooring
- Four Well Proportioned Bedrooms, Principle to Include Built In Robes
- Fixed Staircase to Floored and Sheeted Roofspace And Room With Walk In Shower and Toilet Suite
- Gas Fired Central Heating and PVC Double Glazing Throughout



### Accommodation Comprises

#### Enclosed Entrance Hall

Wood laminate flooring.

#### Entrance Hall

Wood laminate flooring, open to:

#### Lounge

13'5 x 11'5

Wood laminate flooring.

#### Kitchen/Dining

17'7 x 14'5

Attractive range of high and low level units with wood block work surfaces, inset single drainer stainless steel sink unit with mixer taps and hose, built in double oven, integrated dishwasher, space for fridge/freezer, feature shelving, PVC panelled splashback, built in microwave, large feature island with 5 ring gas hob with stainless steel extractor hood and raised breakfast bar, ceramic tiled flooring, patio doors to gardens.

#### Utility

Gas fired boiler, plumbed for washing machine, ceramic tiled flooring.

#### First Floor

#### Landing

Built in cupboard, permanent staircase to roofspace.

#### Bedroom 1

11'6 x 10'3

Wood laminate flooring, built in robe.

#### Bedroom 2

11'4 x 9'9

#### Bedroom 3

8'6 x 7'2

(At widest point)

Includes built in double robe with sliding mirrored doors.

#### Shower Room

Modern white suite comprising: Large walk in shower cubicle with built in rainfall shower and hand held shower, PVC wall cladding, shower screen, vanity unit with mixer taps, low flush WC, chrome feature wall mounted radiator, part wood panelled walls, recessed spotlighting.

#### Bedroom 4

13' x 3'8

(Average)

Floored and sheeted, two velux windows.

#### Shower Room

White suite comprising: walk in shower cubicle with electric shower and sliding shower door, vanity unit with mixer taps, low flush WC, fully tiled walls, ceramic tiled flooring, recessed spotlighting, extractor fan.

#### Outside

Paved area to front with boundary wall and fence. Enclosed rear garden featuring paving with gated driveway.

Please find attached your provisional brochure.

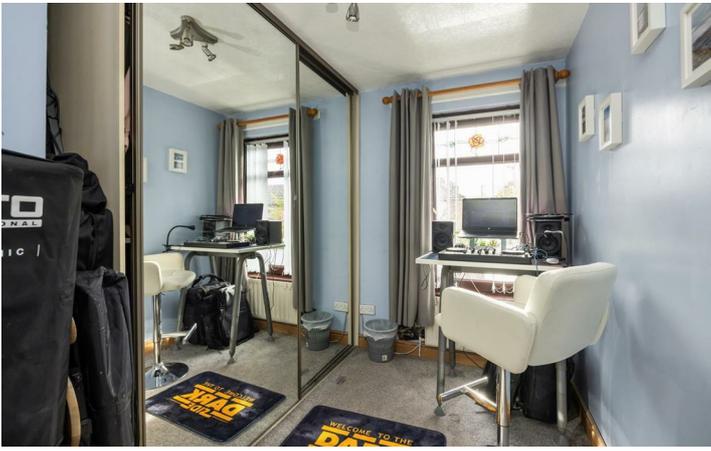
The Property Misdescriptions Act 1991 requires estate agents to ensure that sales particulars are true and accurate. If the draft sales particulars are

inaccurate in any way please return them with any necessary amendments. If any of the information in the sales particulars change in the future it is important you notify us.

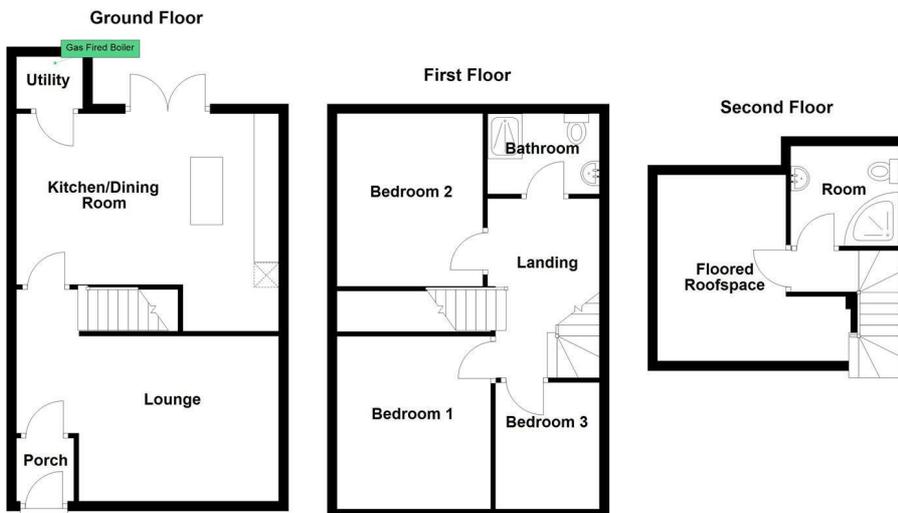
We will make the property available as soon as we receive your confirmation of approval.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	75	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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