



**1 BETHANY STREET, BELFAST, BT4
3FE**

OFFERS AROUND £185,000



An excellent end terrace property in the heart of Ballyhackamore. Benefitting from a refurbishment programmes in recent years, this property is sure to impress from start to finish!

Comprising of lounge with Herringbone style flooring and multi-fuel burner stove, leading to dining area and then onto a modern kitchen with a range of high and low level units, integrated fridge-freezer, integrated washing machine, integrated oven and hob with extractor fan.

Furthermore the property benefits from two spacious double bedrooms, modern bathroom, gas fired central heating and PVC double glazed windows throughout.

Close to all the amenities, shops and restaurants the ever popular Ballyhackamore area has to offer, the property is also on the Glider bus route. We recommend an internal inspection to appreciate fully all this home has to offer.



Key Features

- Refurbished End Terrace Property In The Heart Of Ballyhackamore
- Luxury Kitchen with Range Of Built In Appliances
- Good Sized Open Plan Living Dining With Parquet Laminate Flooring
- Gas Fired Central Heating & PVC Double Glazing
- Two Good Sized Double Bedrooms On the First Floor
- Newly Fitted Roof And Beautifully Presented Throughout
- Fantastic Location Plus Access To The Glider Bus System
- Ideal First Time buyer, Young Professional Home



Accommodation Comprises:

Entrance Hall

Fully tiled floor.

Lounge

10'0 x 9'7

Parquet wood laminate flooring.
Fireplace with multi-fuel stove.

Dining Room

10'2" x 9'8"

Parquet wood laminate flooring.

Kitchen

9'4 x 6'1

Range of high and low level units, marble effect laminate work surfaces, 1 1/4 bowl ceramic black sink with mixer taps, electric hob and oven, built-in fridge freezer, built-in washing machine, built-in dishwasher, wood laminate flooring, recessed spotlighting.

First Floor

Landing

Bedroom 1

13'7 x 9'8

Bedroom 2

9'8 x 7'9

Bathroom

White suite comprising bath with mixer tap, shower cubicle with Rainfall shower, vanity unit with wash hand basin, recessed spotlighting, extractor fan.

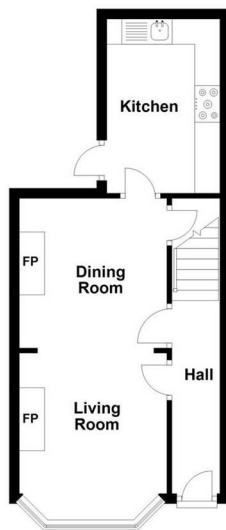
Outside

Enclosed rear yard. Outside tap.

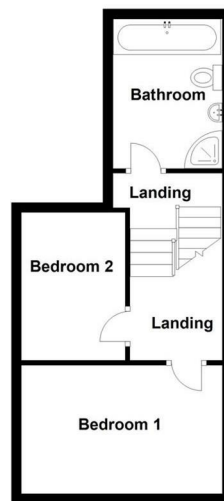




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

1 Bethany Street, Belfast

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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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