



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 13 EARLS COURT, BETHANY
STREET, BT4 3FA**

OFFERS AROUND £159,950



This ground floor apartment is an excellent opportunity for a first time buyer, investor or downsizer to purchase an easily managed property in a fantastic location in the heart of Ballyhackamore, and within walking distance to the shops, restaurants and the Glider Bus System.

Comprising good size lounge with laminate flooring, fitted kitchen with a range of high and low level gloss units and built-in appliances, two bedrooms and a modern shower room. The property further benefits from gas fired central heating and uPVC windows.

Outside, the property benefits from a driveway to the front and a private patio to the rear, with garden shed. Early viewing is recommended.



Key Features

- Prime Location In The Heart Of Ballyhackamore
- Walking Distance To Shops, Restaurants, And Glider Bus
- Spacious Lounge With Modern Laminate Flooring
- Stylish Kitchen With Gloss Units And Integrated Appliances
- Two Well-Proportioned, Comfortable Bedrooms
- Contemporary Shower Room With Large Walk-In Shower
- Gas Central Heating And UPVC Double Glazing Throughout
- Private Driveway And Rear Patio With Garden Shed



Accommodation Comprises

Enclosed Entrance Porch

Lounge

21'8 x 9'7

Laminate flooring.

Kitchen

9'7 x 8'4

Range of high and low level gloss units, granite effect work surfaces, single drainer sink with mixer tap, built-in under oven, integrated extractor fan, integrated fridge, laminate flooring, tiled walls, recessed spotlighting.

Rear Hall

Linen cupboard, wood laminate flooring.

Bedroom 1

15'2 x 8'0

Built-in wardrobes with sliding doors. Herringbone effect wood laminate flooring.

Bedroom 2

8'0 x 7'2

Herringbone effect wood laminate flooring.

Shower Room

Modern white suite comprising large walk-in shower with handheld shower and rainfall shower, pedestal wash hand basin, low flush WC.

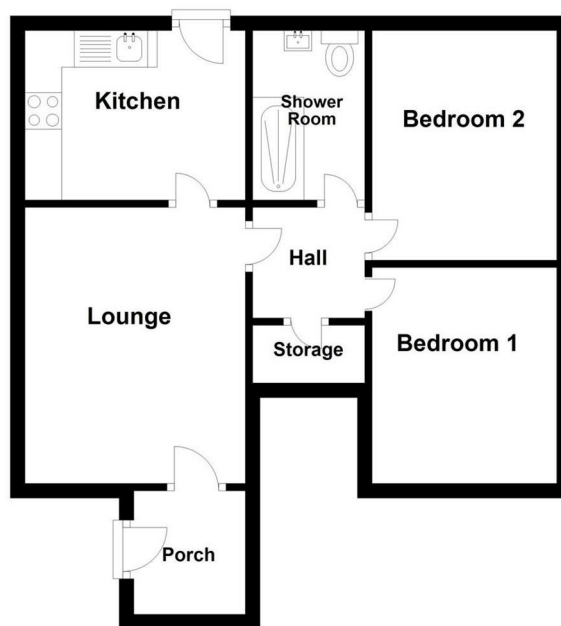
Outside

Driveway to front, paved yard to rear, shed.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(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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