



ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**19 LOUGH LEA, BELFAST, BT5 4PA**

**OFFERS AROUND £134,950**





This well-maintained property benefits from oil fired central heating and double glazed windows throughout. The accommodation comprises an entrance porch with PVC front door and laminate wood flooring, opening into a bright living room.

The kitchen is fitted with a range of high and low level units and a stainless steel sink with mixer tap. There is plumbing for a washing machine and space for a tumble dryer. The room is further enhanced by partly tiled walls and a useful storage cupboard.

On the first floor are two well-proportioned bedrooms, both finished with laminate wooden flooring, with a built-in robe to the main bedroom. The bathroom is fitted with a white suite comprising a panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin and low flush WC, with fully tiled walls and floor.

Externally, the property enjoys an enclosed rear patio area, with the oil fired boiler and PVC oil tank discreetly positioned to the rear.



## Key Features

- Well-Presented Home With Oil Fired Central Heating And Double Glazed Windows
- Bright Living Room With Laminate Wood Flooring Throughout
- Modern Kitchen With High And Low Level Units And Stainless Steel Sink
- Plumbing For Washing Machine And Space For Tumble Dryer
- Two Well-Proportioned Bedrooms With Laminate Wooden Flooring
- Main Bedroom Featuring Built-In Robe For Extra Storage
- Bathroom With Panelled Bath, Telephone Hand Shower, Pedestal Basin, And Fully Tiled Walls
- Enclosed Rear Patio With Oil Fired Boiler And PVC Oil Tank



## Accommodation Comprises

### Entrance Porch

PVC front door, laminate wood flooring.

### Living Room

14'6 x 9'3

Laminate wood flooring.

### Kitchen

14'7 x 10'6

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine, space for tumble dryer, integrated stainless steel under oven and ceramic hob (both currently not in use), integrated fridge/freezer (currently not in use), partly tiled walls, storage cupboard.

### First Floor Landing

#### Bedroom 1

14'6 x 9'6

Laminate wooden flooring, built in robe.

#### Bedroom 2

10'7 x 7'

Laminate wooden flooring.

### Bathroom

White suite comprising: Panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush WC, fully tiled walls, fully tiled floor.

### Outside

Enclosed patio to rear, oil fired boiler and PVC oil tank.



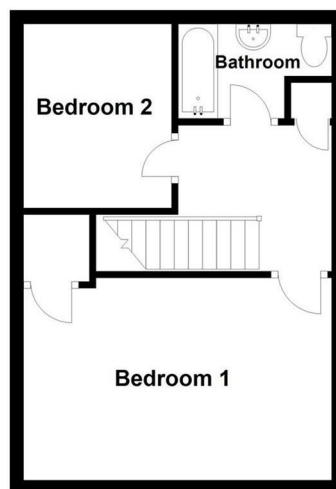




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		67	78
		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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