

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**21 SINCLAIR STREET, BELFAST,
BT5 6JS**

OFFERS AROUND £179,950



This exceptional end-terrace home in the heart of Ballyhackamore has been beautifully renovated to a high standard by the current owner.

The accommodation comprises entrance hall through to a bright open-plan lounge and dining area. Newly fitted kitchen with range of high and low level units, integrated oven and hob and wood laminate flooring. The first floor includes good sized bedroom with solid wood flooring, bathroom with modern white suite featuring panelled bath with built in rainfall shower over bath and feature tiling. The second floor features a generous sized second bedroom to include built in storage.

Additional benefits include gas-fired central heating, PVC double glazed windows, and a fully renovated interior, allowing you to move in without any hassle. Situated in one of East Belfast's most sought-after locations, close to a vibrant range of cafés, restaurants, shops, and excellent transport links, this home is ideal for first time buyers, professionals or investors alike. Early viewing is strongly advised to avoid disappointment.



Key Features

- Beautifully Renovated Two Bed End-Terrace Home In Ballyhackamore
- Bright Open-Plan Lounge And Dining Area
- Newly Fitted Kitchen With Integrated Oven And Hob
- First Floor Bedroom With Solid Wood Flooring
- Modern Bathroom With Panelled Bath, Rainfall Shower And Feature Tiling
- Spacious Second Floor Bedroom With Built-In Storage
- Gas-Fired Central Heating And PVC Double Glazing
- Prime Location Close to Many Local Amenities And Glider Bus Service



Accommodation Comprises

Entrance Hall

Wood laminate flooring, cornice ceiling.

Living/Dining

22'8 x 10'

Wood laminate flooring, cast iron fireplace, cornice ceiling, under stairs storage.

Kitchen

12'9 x 5'3

Modern range of high and low level units, inset sink unit with mixer taps, built in under oven, 4 ring electric hob and stainless steel extractor hood, wood laminate flooring, plumbed for washing machine, door to rear yard.

First Floor Landing

Bedroom 1

9'6 x 10'3

Double built in robes, solid wood flooring.

Bathroom

Modern white suite comprising: Low flush WC, pedestal sink unit with mixer taps and tiled splashback, panelled bath with mixer taps and built in rainfall shower over bath, shower screen and feature tiled wall. Wood laminate flooring, storage cupboard housing gas fired boiler.

Second Floor Landing

Bedroom 2

18'2 x 12'3

Dual aspect Velux windows, built in storage.

Outside

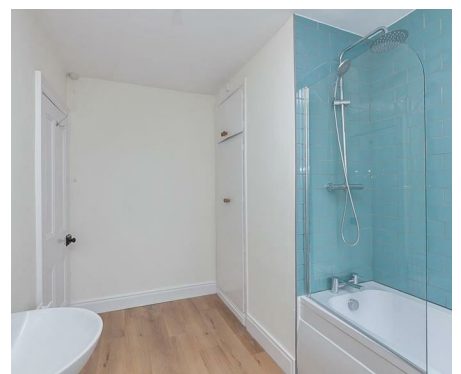
Enclosed yard to rear.

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.

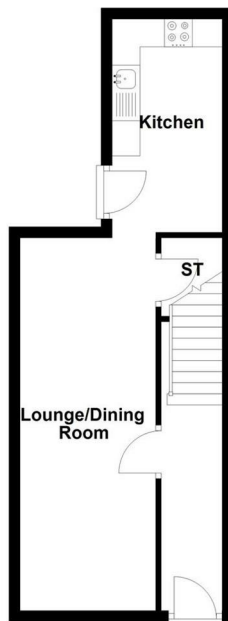
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

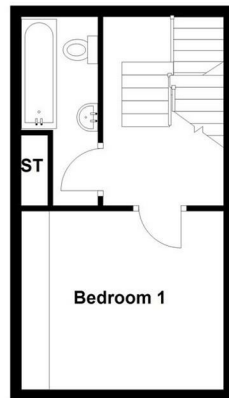




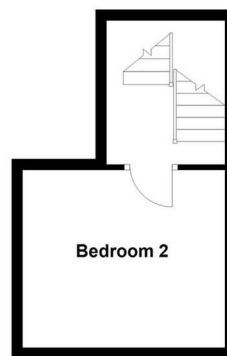
Ground Floor



First Floor



Second 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		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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