



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



49 LARKFIELD ROAD, BELFAST, BT4 1QF

OFFERS AROUND £295,000

As you step into this deceptively spacious semi-detached property, you're greeted by a gracious and bright hallway that sets the tone for the rest of this impressive home.

The ground floor features two generous reception rooms, offering ample space for both relaxation and entertaining. The fully fitted kitchen includes a dining area, an excellent range of modern units, and integrated appliances including an oven, hob, and combi-microwave – perfect for everyday family living.

Upstairs, there are four well-proportioned bedrooms, the master bedroom with its own private ensuite shower room and stylish laminate flooring.

This charming home benefits from oil-fired central heating and double-glazed windows, ensuring warmth and efficiency throughout the year. Outside, a large driveway provides excellent off-street parking, while the rear patio garden offers a pleasant outdoor space with access to the detached garage.

Set in a popular and convenient location, the property enjoys easy access to the local train station, George Best Belfast City Airport, and surrounding road networks.

Whether you're a growing family or a professional couple, this superb home on Larkfield Road offers the perfect blend of space, comfort, and convenience.

Don't miss your opportunity to make this delightful property your new home.



Key Features

- An Excellent Semi-Detached Property In A Popular Location
- Modern Kitchen With Integrated Appliances And Dining Area
- Modern Bathroom With Jacuzzi Bath, Shower Cubicle And Separate WC
- Detached Garage, Oil Fired Heating And uPVC Double Glazed Windows
- Spacious Lounge, And Living Room With Sliding Patio Doors
- Four Well Proportioned Bedrooms, Master With En-Suite
- Generous Driveway, And Gardens To Front And Rear With Paving
- Convenient Location Close To Transport Links And A Wide Range Of Local Amenities



Accommodation Comprises

Enclosed Entrance Porch

Wood laminate flooring.

Entrance Hall

Wood laminate flooring.

Lounge

14'3 x 12'4

Attractive stone fireplace with electric fire. Wood laminate flooring.

Living Room

14'3 x 12'6

Wood laminate flooring. Sliding patio door.

Dining Kitchen

25'8 x 12'0

Attractive range of high and low level grey gloss units, formica work surfaces, inset 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in oven and combi-oven, induction hob, integrated extractor hood, pull-out bins, integrated fridge freezer, integrated dishwasher, wood laminate flooring, recessed spotlighting, breakfast bar. Open to dining area.

First Floor

Landing

Recessed spotlighting.

Bedroom 1

14'7 x 13'0

(at widest point) Wood laminate flooring. Recessed spotlighting.

En-Suite Shower Room

Modern white suite comprising built-in shower cubicle with electric shower, tiled walls, folding shower door, vanity unit with mixer tap, mirrored cabinet, low flush WC, fully tiled walls, ceramic tiled flooring, recessed spotlighting, extractor fan.

Bedroom 2

14'7 x 13'1

(at widest point) Wood laminate flooring. Recessed spotlighting.

Bedroom 3

12'4 x 11'5

(at widest point) Wood laminate flooring. Wood panelled ceiling.

Bedroom 4

8'2 x 8'0

Wood laminate flooring.

Shower Room

Modern white suite comprising Jacuzzi bath with rainfall shower and handheld shower, large built-in shower cubicle with built-in rainfall shower and handheld shower, tiled walls, sliding shower door, large vanity unit with mixer tap and built-in low flush WC, PVC wall cladding, PVC panelling.

Separate WC

Low flush WC. Fully tiled walls.

Outside

Front garden with lawn, generous gated driveway. Enclosed paved area to side with pebbled stone area. Flowerbed, mature trees and raised BBQ area. Oil storage tank.

Detached Garage

24'1 x 14'7

Light and power. Oil fired boiler including utility with range of high and low level units, worksurfaces, plumbing for washing machine, space for dryer, separate WC with low flush WC and shelving with wash hand basin and mixer tap.



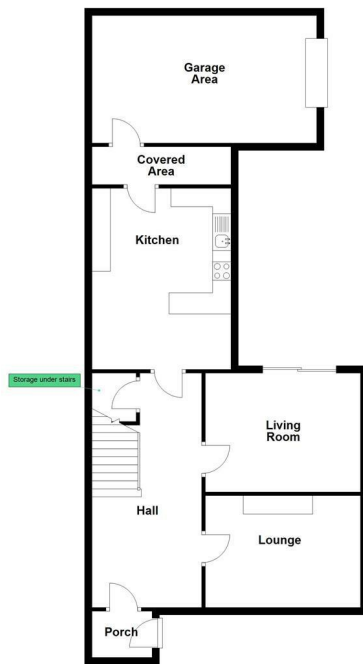




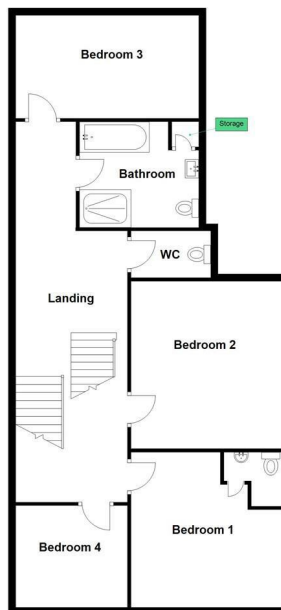




Ground Floor



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		
		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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