



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**28 EARLSWOOD ROAD, BELFAST,
BT4 3DY**

OFFERS AROUND £129,950



A well presented quad townhouse, located in the ever popular Ballyhackamore area. The living and dining area is bright and practical, accessed through a PVC front door and finished with laminate wooden flooring. The kitchen is fitted with a range of high and low level units and includes a single drainer stainless steel sink with mixer tap, integrated stainless steel oven, ceramic hob and extractor fan, with part tiled walls and a fully tiled floor.

Upstairs, the landing offers a useful storage cupboard with plumbing for a washing machine. The bedroom includes a built-in robe, while the shower room features a white suite with walk-in shower cubicle and sliding door, low flush WC and vanity unit with mixer tap, finished with panelled walls and a chrome wall-mounted radiator. Outside, there is a front storage cupboard housing the gas fired boiler and a parking space to the front of the property.

Further benefits include gas fired central heating and PVC double glazing throughout, close to a range of local amenities and public transport routes in the heart of Ballyhackamore.



Key Features

- Well Presented Home With Double Glazing And Gas Fired Central Heating
- Bright Living And Dining Area With Laminate Wooden Flooring
- Fitted Kitchen With Integrated Oven Hob Extractor And Tiled Finishes
- First Floor Landing With Storage Cupboard And Plumbing For Washing Machine
- Comfortable Bedroom Featuring Built In Robe
- Shower Room With Walk In Shower Vanity Unit And Chrome Radiator
- Storage Cupboard To The Front Housing Gas Fired Boiler
- Convenient Parking Space Located To The Front



Accommodation Comprises

Living/Dining

15'3 x 14'7

PVC front door, laminate wooden flooring.

Kitchen

6'2 x 5'8

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, integrated stainless steel oven, ceramic hob and extractor fan. Part tiled walls and fully tiled floor.

Landing

Storage cupboard with plumbing for washing machine.

Bedroom

12'2 x 8'9

Built in robe.

Shower Room

White suite comprising: Walk in shower cubicle with sliding shower door, low flush WC, vanity unit with mixer tap. Feature chrome wall mounted radiator, panelled walls.

Outside

Storage cupboard to front with gas fired boiler, parking space to front.

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.

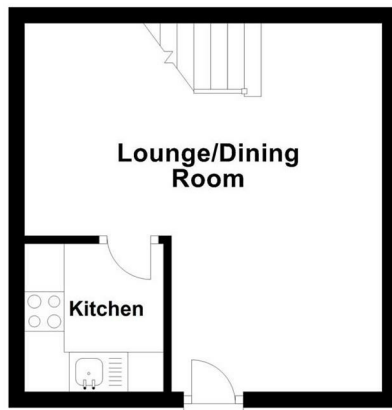
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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





Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	80
(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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028 9060 5200

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028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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