

ULSTER PROPERTY SALES

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324 Upper Newtownards Road, Belfast,
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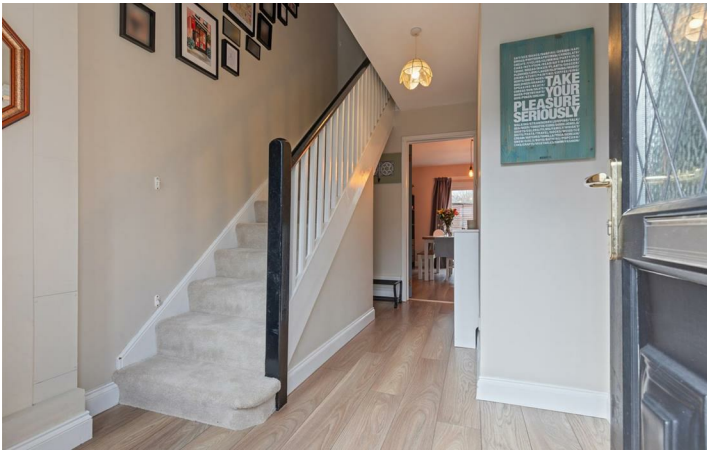
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 BELMONT PLACE, BELFAST,
BT4 3FN**

OFFERS AROUND £259,950



A charming three bedroom family home, in the popular Belmont area, close to a wide range of amenities.

The accommodation comprises entrance hall leading into a bright living room featuring a cast iron stove set against a striking brick chimney and exposed beam, complemented by laminated wood flooring and picture rails. The spacious kitchen/dining area boasts a comprehensive range of high and low-level units, a stainless steel sink, integrated dishwasher, and direct access to the rear garden.

Upstairs, the principal bedroom benefits from a generous walk-in wardrobe with built-in shelving and drawers, while two additional bedrooms offer flexible accommodation. The modern bathroom features a freestanding bath with handheld shower, vanity unit, and modern tiling throughout.

Outside, the property offers a driveway and a well-maintained front garden with hedging and mature trees. To the rear, an attractive garden offers a lawn, patio area, and a mix of trees, shrubs, and hedging.

Full of character and so conveniently located, this property is an ideal choice for both families and first time buyers.

Key Features

- Excellent Three Bedroom Family Home In The Popular Belmont Area
- Bright Living Room Featuring Cast Iron Stove, Brick Chimney And Exposed Beam
- Spacious Kitchen/Dining Area With High And Low-Level Units, Stainless Steel Sink And Integrated Dishwasher
- Principal Bedroom With Generous Walk-In Wardrobe And Built-In Shelving
- Two Further Bedrooms Offering Flexible Accommodation Options
- Modern Bathroom With Freestanding Bath With Shower Over, And Contemporary Tiling
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Driveway, Front Garden With Mature Trees, And Rear Garden With Lawn, Patio, Trees And Shrubs



Accommodation Comprises

Entrance Hall

Laminated strip wood flooring. Storage under stairs.

Living Room

13'6 x 12'3

(into bay) Laminated strip wood flooring. Cast iron stove with attractive brick chimney and beam. Picture rail.

Kitchen/Dining

20'4 x 12'0

Extensive range of high and low level units, stainless steel sink unit, integrated dishwasher, plumbing for washing machine, laminated strip wood flooring, part tiled walls, PVC doors to rear.

First Floor

Bedroom 1

11'3 x 11'0

Large walk-in wardrobe (10ft x 5ft) with built-in shelving and drawers. Cupboard with gas boiler.

Bedroom 2

8'6 x 7'0

Bedroom 3

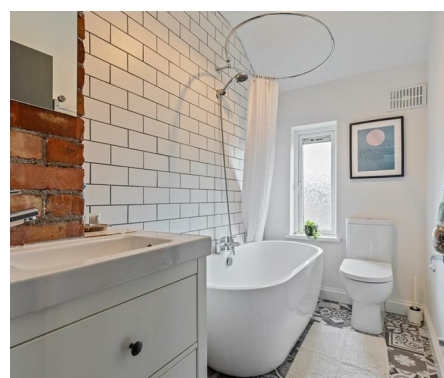
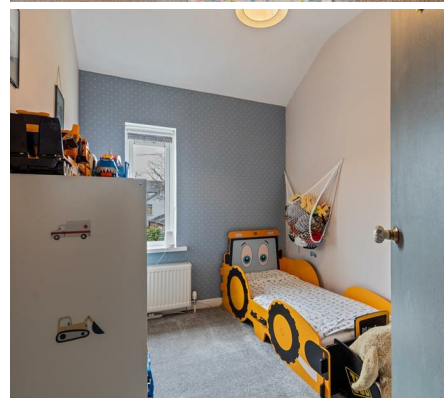
11'8 x 7'8

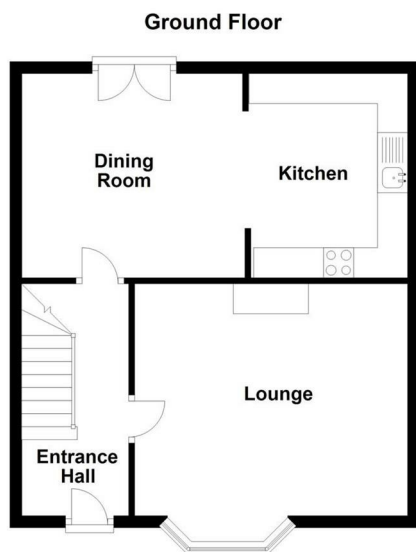
Bathroom

White suite comprising freestanding bath with handheld shower, vanity unit, low flush WC, part tiled walls, fully tiled floor.

Outside

Driveway to front and garden in lawn with hedges and trees. Attractive garden to rear in lawn with patio area, trees, shrubs and hedging.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		68	
(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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