

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £219,950**



This mid-terrace property, ideally located in the ever-popular Belmont area of East Belfast, offers bright, well-proportioned accommodation and presents an excellent opportunity for buyers seeking a home they can update to their own taste.

The ground floor comprises a welcoming entrance hall with convenient under-stair storage, a comfortable lounge with wood laminate flooring, and a separate dining room featuring a fireplace with electric fire. The kitchen is fitted with a comprehensive range of high and low-level units, an integrated oven and hob, and space for additional appliances. It also provides access to a rear hallway and a ground floor shower room.



Upstairs, the property offers three generously sized bedrooms and a family bathroom with storage cupboard. Additional benefits include PVC double glazing and gas-fired central heating. Externally, there is an enclosed rear paved yard with boundary fencing and a garden shed, providing a low-maintenance outdoor space.

Conveniently located close to a wide range of local amenities, reputable schools, and excellent transport links, this property is well-positioned to appeal to a variety of purchasers.



## Key Features

- Mid Terrace Property In Popular And Convenient East Belfast Location
- PVC Double Glazing And Gas Fired Central Heating Installed
- Lounge With Wood Laminate Flooring And Separate Dining Room
- Kitchen With Range Of Units And Integrated Oven And Hob
- Ground Floor Shower Room With Walk In Shower Suite
- Three Well Proportioned Bedrooms On First Floor
- Bathroom With Panelled Bath And Storage Cupboard
- Enclosed Rear Paved Yard For Low Maintenance Outdoor Space



### Accommodation Comprising

#### Entrance Hall

Cupboard under stairs.

#### Lounge

12'1 x 9'4

Wood laminate flooring.

#### Dining Room

13'5 x 12'11

(At widest point)

Mock tiled fireplace with electric fire.

#### Kitchen

16'4 x 7'7

(At widest point)

Extensive range of high and low level units. Formica work surfaces, inset 1 1/4 basin single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob, stainless steel extractor hood, plumbed for washing machine, part PVC wall cladding, ceramic tiled flooring.

#### Rear Entrance Hall

Ceramic tiled flooring.

#### Ground Floor Shower Room

White suite comprising: walk in shower area with tiled walls and electric shower, pedestal wash hand basin with tiled splashback, low flush W/C, extractor fan.

#### Landing

#### Bedroom 1

13 x 12'1

#### Bedroom 2

12'7 x 10'8

#### Bedroom 3

7'9 x 7'3

#### Bathroom

Coloured suite comprising: panelled bath with mixer tap and telephone hand shower, pedestal wash hand basin, low flush W/C, part tiled walls, tiled flooring, cupboard with gas fired boiler.

#### Outside

Enclosed paved garden to rear with boundary fencing and garden shed.

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.

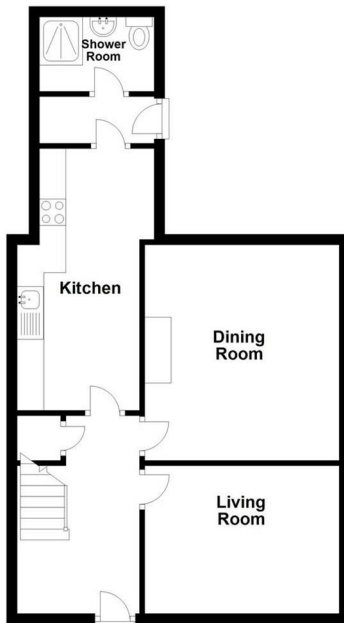
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://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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