

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



4 MELROSE AVENUE, BELFAST, BT5 5JD

OFFERS AROUND £189,950

This beautifully presented four-bedroom end terrace home offers spacious, modern accommodation finished to a high standard throughout in the heart of a highly sought-after area of East Belfast. Combining attractive period character with contemporary styling, this impressive property is sure to appeal to a wide range of purchasers.

The welcoming entrance hall features tiled flooring and decorative cornicing, leading into a bright and stylish living room with a striking herringbone effect wood laminate floor and bay window. Open plan access leads seamlessly into a modern fitted kitchen complete with an excellent range of high and low level units, granite effect work surfaces, integrated appliances including oven, hob, extractor fan and dishwasher, recessed spotlighting and additional built-in storage. To the rear, a practical utility area provides plumbing for a washing machine and access to the enclosed rear yard, while a convenient ground floor W/C completes the accommodation on this level.

The first floor comprises two generous double bedrooms, both benefiting from ensuite shower rooms finished with contemporary white suites. The second floor offers two further well-proportioned bedrooms, including one with Velux style window, along with an additional modern shower room. A useful built-in storage cupboard houses the gas fired boiler.

Externally, the property benefits from a fully paved enclosed rear yard with gated access for bins.

Conveniently located close to a wide range of local amenities, schools, cafés and excellent transport links to Belfast city centre, this superb home is ideally suited to first-time buyers, young professionals, growing families and investors seeking stylish, low-maintenance living in a popular residential setting.



Key Features

- Beautifully Presented Four-Bedroom End Terrace Home
- Bright Living Room With Bay Window And Herringbone Effect Flooring
- Ground Floor W/C And Separate Utility Area With Rear Yard Access
- Gas Fired Central Heating
- Spacious Modern Accommodation Finished To A High Standard Throughout
- Modern Fitted Kitchen With Integrated Appliances And Recessed Spotlighting
- Four Well-Proportioned Bedrooms Including Two With Ensuite Shower Rooms
- Convenient Location Close To Local Amenities, Schools And Belfast City Centre



Entrance Hall

Tiled flooring, cornicing.

Living Room

12'4 x 10'

(Into bay)

Wood laminate flooring in Herringbone effect, open to:

Kitchen

11'10 x 10'

Modern fitted kitchen, range of high and low level units, granite effect work surfaces, single drainer stainless steel sink unit with mixer tap and drainer, integrated dishwasher, integrated oven, four ring electric hob, extractor fan, partially tiled walls, recessed spotlighting, wood laminate flooring in Herringbone effect, built in storage.

Rear Hall

Plumbed for washing machine, tiled flooring, back door leading to enclosed rear yard.

W/C

White suite comprising: pedestal wash hand basin with mixer tap and tiled splashback, low flush W/C, heated towel radiator, tiled flooring, extractor fan.

First Floor Landing

Bedroom 1

16'2 x 10'

Ensuite Shower Room

White suite comprising: shower enclosure with overhead shower and sliding glass doors, pedestal wash hand basin with mixer tap and tiled splashback, low flush W/C, tiled flooring, part tiled walls, recessed spotlighting, extractor fan.

Bedroom 2

10'2 x 10'6

Ensuite Shower Room

White suite comprising: shower enclosure with overhead shower and sliding glass doors, pedestal wash hand basin with mixer tap and tiled splashback, low flush W/C, heated towel radiator, recessed spotlighting, extractor fan.

Second Floor Landing

Built in storage with gas fired boiler.

Bedroom 3

14'11 x 10'1

Bedroom 4

10'9 x 10'2

Velux style window.

Shower Room

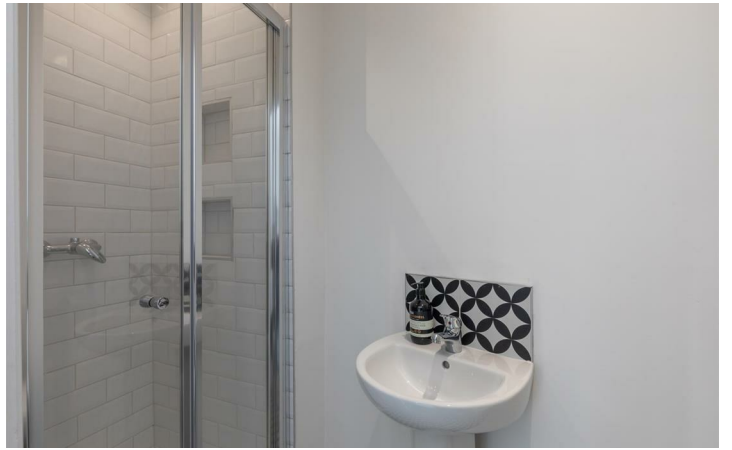
White suite comprising: corner shower enclosure with over head shower and sliding shower doors, pedestal wash hand basin with mixer tap and tiled splashback, low flush W/C, heated towel radiator, tiled flooring, part tiled walls, recessed spotlighting, extractor fan.

Outside

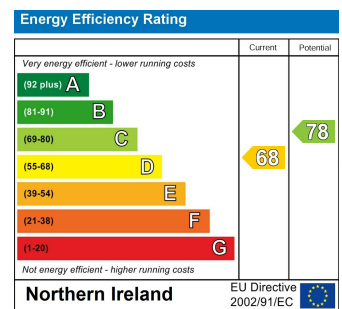
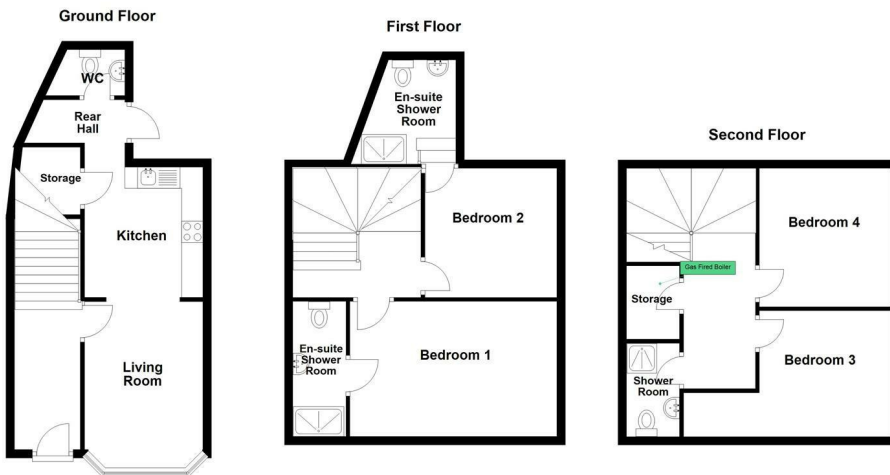
Fully paved, enclosed rear yard with gate access for bins.











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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