

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



371 CASTLEREAGH ROAD, BELFAST, BT5 6AB

OFFERS AROUND £235,000

A well presented red brick semi-detached home on the popular Castlereagh Road, ideal for families or young professionals.

The accommodation includes entrance hall with laminate strip wood flooring, lounge with attractive cast iron fireplace, and generous dining room with double doors to rear patio. The dining room further opens to an excellent modern kitchen, a great entertainment space which includes a range of integrated appliances, ceramic tiled flooring and recessed spotlighting.

The first floor offers three bedrooms and a modern bathroom suite. Further benefits include gas fired central heating, modern uPVC double glazed windows, generous driveway to front adding additional parking space, and a detached garage to side.

Located in a convenient area close to a vast range of amenities and including an excellent garden to rear, comprising of patio leading to a generous lawn. This property is attractive, modern, and ideal for families or professionals. Early viewing comes highly recommended.



Key Features

- Well Presented Red Brick Semi-Detached Home In Popular Location
- PVC Double Doors Opening Onto Patio And Garden
- Three Good Size Bedrooms And Bathroom To First Floor
- Driveway To Front And Detached Garage To Side
- Bright And Spacious Living/Dining Room With Cast-Iron Fireplace
- Modern Kitchen With Integrated Appliances
- PVC Double Glazing And Gas Fired Central Heating
- Convenient Within Walking Distance To Local Amenities



Accommodation Comprises

Entrance Hall

PVC front door, laminate wooden flooring.

Living/Dining

21'8 x 10'2

(Into Bay)

Laminate wooden flooring, attractive cast iron inset fireplace, PVC double doors to rear, open to:

Kitchen

18'5 x 6'3

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and ceramic hob. Integrated dishwasher, plumbed for washing machine, fully tiled flooring, part tiled walls and velux window.

First Floor

Landing

Bedroom 1

11' x 9'3

(Into Bay)

Bedroom 2

10'3 x 9'4

Bedroom 3

6'4 x 6'4

Bathroom

White suite comprising: Panelled bath with telephone hand shower, pedestal wash hand basin and low flush WC. Feature chrome wall mounted radiator, Part tiled walls.

Detached Garage

Gas fired boiler, power and light.

Outside

Driveway to front. Attractive patio to rear leading to grass area with boundary hedging.

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



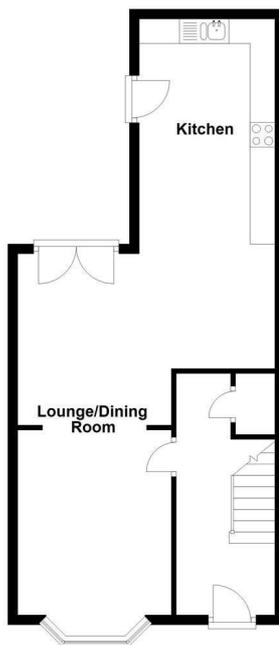




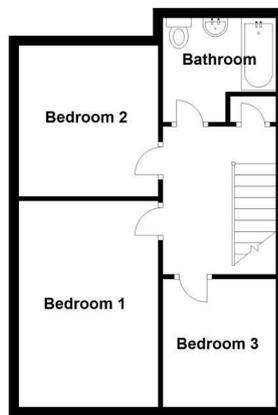




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	78
(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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