



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 WYNFORD STREET, BELFAST,
BT5 5DD**

OFFERS AROUND £114,950



A charming well-presented one-bedroom ground floor apartment in the popular Beersbridge area.

The accommodation comprises a bright living room with laminated wood flooring that flows seamlessly into the kitchen, complete with a range of high and low-level units, stainless steel oven and gas hob, a good size double bedroom, and a white shower room suite with tiled floor. Outside, the property benefits from parking to the front and a private paved patio to the rear. Other benefits include gas fired central heating and uPVC double glazed windows.

Conveniently located close to many local amenities and bus routes, this property is sure to appeal to a variety of purchasers.



Key Features

- Well Presented One Bedroom Ground Floor Apartment In Popular Location
- Bright Spacious Living Room With Laminated Wood Flooring
- Kitchen With Stainless Steel Oven, And Gas Hob
- Shower Room With Tiled Flooring
- Convenient Off-Street Parking To The Front
- Private Paved Patio To The Rear
- Gas Fired Central Heating & uPVC Double Glazed Windows
- Prime Location Close To Local Amenities, Shops And Bus Routes



Accommodation Comprises

Entrance Hall

Living Room

12'2 x 10'2

Laminated strip wood flooring.
Open to:

Kitchen

10'0 x 5'5

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and gas 4 ring hob, part tiled walls, fully tiled walls, gas boiler, plumbing for washing machine.

Bedroom 1

10'0 x 10'0

Laminated strip wood flooring.

Shower Room

Comprising shower cubicle, pedestal wash hand basin, low flush WC, part tiled walls, fully tiled floor.

Outside

Parking to front. Private paved patio to rear.

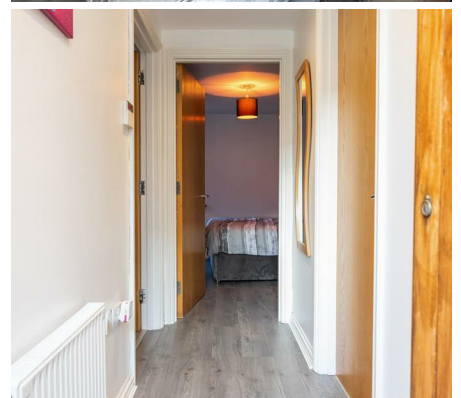
Additional Information

Management Fee £800 per annum.

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.

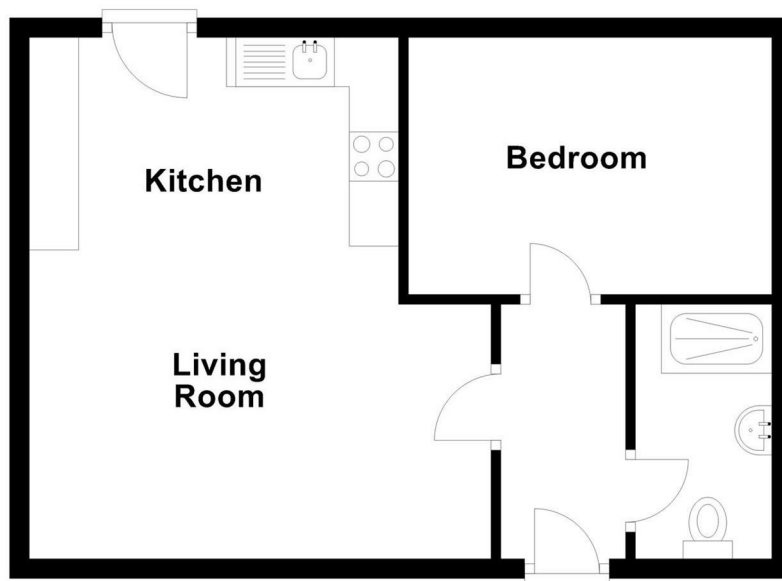
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

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





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(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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NEWTOWNARDS
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RENTAL DIVISION
028 9070 1000



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