

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 CRYSTAL STREET, BELFAST,
BT5 5BS**

OFFERS AROUND £134,950



This excellent mid-terrace property is ideally located in the sought-after Beersbridge area, offering easy access to local amenities, schools, and transport links.

The accommodation comprises an entrance hall leading to a spacious living and dining area with laminated wood flooring and convenient under-stairs storage. The well-appointed kitchen features a range of high and low-level units, a stainless steel sink, oven with four-ring hob, and plumbing for a washing machine, complemented by part-tiled walls and fully tiled flooring.

Upstairs, there are two generous bedrooms and a bathroom suite with a panelled bath, handheld shower, pedestal wash hand basin, and low flush WC, finished with part-tiled walls and fully tiled flooring.

Outside, the property benefits from a fully enclosed yard, PVC oil tank, and oil-fired boiler.

Priced to allow for some modernisation, this home represents an ideal opportunity for first-time buyers to put their own stamp on a property in a prime location.



Key Features

- Excellent Mid-Terrace Property In A Sought-After Location
- Easy Access To Local Amenities, Schools, And Transport Links
- Spacious Living And Dining Area With Laminated Wood Flooring
- Well-Appointed Kitchen With Oven, Hob And Tiled Flooring
- Two Generous Bedrooms And Bathroom To First Floor
- Fully Enclosed Yard With PVC Oil Tank And Oil-Fired Boiler
- Convenient Location Close To A Wide Range Of Amenities
- Priced To Allow For Modernisation, Offering Lots Of Potential



Accommodation Comprises

Entrance Hall

Laminated strip wood flooring.

Living/Dining Room

22'5 x 9'9

(into bay) Laminated strip wood flooring. Storage under stairs.

Kitchen

13'6 x 6'8

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

First Floor

Landing

Hotpress.

Bedroom 1

13'0 x 9'9

Bedroom 2

10'0 x 7'7

Bathroom

White suite comprising panelled bath with handheld shower, pedestal wash hand basin, low flush WC. Part tiled walls, fully tiled flooring.

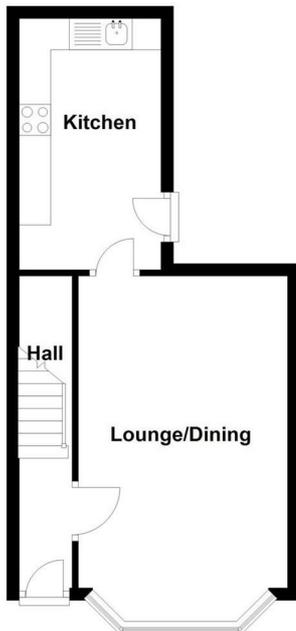
Outside

Enclosed yard. PVC oil tank. Oil fired boiler.

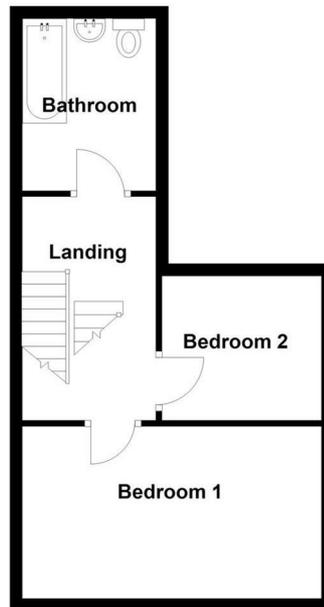




Ground Floor



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		59	69
(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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