

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**53 MARMONT PARK, BELFAST, BT4 2GS**

**OFFERS OVER £259,950**

Situated on a corner site, Marmont Park is a well-maintained three bed, semi-detached, family home that has been enjoyed by the same owners for many years, offering comfortable accommodation in a popular residential area of Belfast.

The entrance hall leads to a bright living room with a feature stone fireplace and cornice ceiling, open through to the dining room with French doors to the rear garden. The kitchen is fitted with a range of units, built-in oven and ceramic hob, and has direct access to the garden.

Upstairs, there are three bedrooms, two with built-in wardrobes, and a modern shower room with walk-in shower and white suite. A ladder provides access to a floored roofspace ideal for additional storage.

Outside, there is a tarmac driveway to the front leading to the attached garage, with lawn and planting. The private rear garden enjoys a south-westerly aspect, with paving, lawn, and mature trees and shrubs. The property further benefits from oil fired central heating and double glazing.

This is a solid and cared-for home, ideal for families or buyers seeking a property in a convenient and established location close to a range of amenities, schools and public transport routes. We recommend early viewing to appreciate all this home has to offer.



## Key Features

- Bright Living Room Featuring Stone Fireplace And Elegant Cornice Ceiling
- Fitted Kitchen With Built-In Oven, Ceramic Hob, And Garden Access
- Three Bedrooms Upstairs, Two With Convenient Built-In Wardrobes
- Tarmac Driveway Leading To Attached Garage And Front Lawn Area
- Dining Room With French Doors Opening Directly To Private Rear Garden
- Floored Roofspace Accessible By Ladder Offering Extra Storage Potential
- Contemporary Shower Room With Walk-In Shower And White Suite
- South-Westerly Rear Garden With Lawn, Paving, Trees, And Shrubs



### Accommodation Comprises

#### Entrance Hall

PVC front door, storage under stairs.

#### Living Room

16'3 x 10'

Feature stone fireplace, with tiled hearth, cornice ceiling, archway leading to:

#### Dining Room

10' x 7'5

Cornice ceiling, PVC french doors leading to rear garden.

#### Kitchen

11'6 x 8'

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, built in oven and ceramic hob, plumbing for washing machine, part tiled walls, tongue and groove ceiling, PVC door to rear garden.

#### First Floor Landing

Slingsby type ladder to floored roofspace.

#### Bedroom 1

13'2 x 10'4

Built in wardrobe.

#### Bedroom 2

11'8 x 11'

Built in wardrobe.

#### Bedroom 3

8' x 6'8

### Shower Room

White suite comprising: Large walk in shower cubicle with rainfall shower and telephone hand shower, semi pedestal wash hand basin with mixer tap, low flush WC, partly tiled walls.

### Attached Garage

#### Outside

Tarmac driveway to front leading to attached garage, areas in lawn with shrubs and bushes, boundary wall. To the rear there is a South-Westerly facing garden with paving and generous lawn, boundary fence and hedging, trees and shrubs. PVC oil tank.

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)



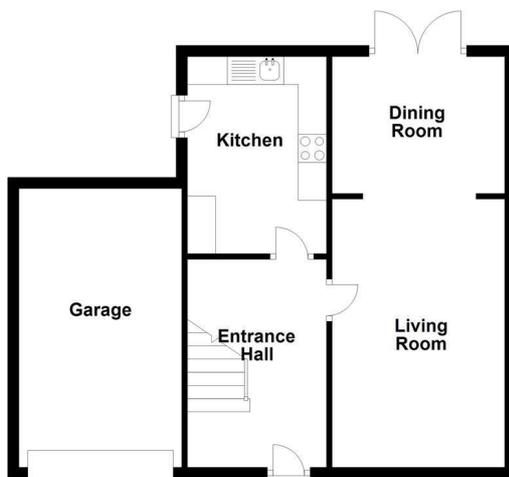




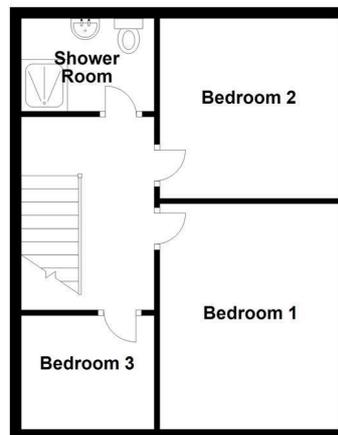




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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