

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 19 BYRON HALT,
HOLYWOOD, BT18 9JT**

OFFERS AROUND £239,950



This beautifully presented apartment offers luxury ground floor accommodation in an excellent location.

The accommodation comprises modern communal entrance hall leading to no.19 which offers a bright and spacious open plan lounge/dining/kitchen with French patio doors. The luxury kitchen is fully equipped with a range of integrated appliances, Quartz worktops, and thoughtful touches such as filtered and boiling water tap and waste disposal unit, the space finished off with ceramic tiled flooring.

The property also features two spacious bedrooms, the principal with built-in wardrobes and a private patio door to the rear. The en-suite shower room and family bathroom boast contemporary fittings, vanity units with illuminated mirrors, rainfall showers, and elegant tiled finishes.

Outside, enjoy communal front and rear gardens and secure parking with electronically controlled gates, providing convenience and peace of mind.

Perfect for those seeking a turnkey home with premium touches, this property combines comfort, style, and security in one exceptional package, not to mention the ideal location close to many local amenities and transport links. View now to avoid disappointment.



Key Features

- Beautifully Presented Luxury Ground Floor Apartment
- Bright And Spacious Open-Plan Lounge Dining Kitchen
- Luxury Kitchen With Quartz Worktops And Integrated Appliances
- French Patio Doors Providing Light And Garden Access
- Two Generous Bedrooms With Built-In Wardrobes
- En-Suite Shower Room And Contemporary Family Bathroom
- Communal Gardens And Secure Electronically Controlled Parking
- Prime Location Close To Local Amenities And Transport Links



Accommodation Comprises

Communal Entrance Hall

Ceramic tiled flooring.

Entrance Hall

Ceramic tiled flooring.

Lounge/Dining Room

18'8 x 6'3

Ceramic tiled flooring, recessed spotlighting, patio doors to front garden. Open to:

Kitchen

Luxury range of high and low level units, Quartz work surface with upstand and drainer, inset 1 1/4 bowl stainless steel sink unit and Franke mixer tap, filtered water and boiling water, waste disposal unit, built-in oven and ceramic hob, Quartz splashback and extractor hood, integrated fridge freezer, integrated dishwasher, integrated washer/dryer, cupboard with gas fired boiler, ceramic tiled flooring, recessed spotlighting, French doors.

Bedroom 1

15'6 x 9'4

Including range of built-in wardrobes with sliding mirror doors. Patio door to rear with parking area.

En-Suite Shower Room

Luxury white suite comprising large large built-in shower area with built-in rainfall shower and handheld shower, tiled walls and shower screen, vanity unit with mixer tap, tiled splashback and illuminated mirror, low flush WC, wall mounted radiator, built-in cupboard, ceramic tiled flooring, recessed spotlighting, extractor fan.

Bedroom 2

15'6 x 9'0

(at widest point) Recessed spotlighting. Patio door to rear parking area.

Bathroom

Luxury white suite comprising panelled bath with mixer tap and telephone shower, tiled walls and shower screen, vanity unit with mixer tap, tiled splashback and illuminated mirror, wall mounted feature radiator, low flush WC, ceramic tiled flooring, recessed spotlighting, extractor fan.

Outside

Communal front and rear gardens with lawn and flowerbeds. Generous secure communal parking to rear with electronically controlled gates.

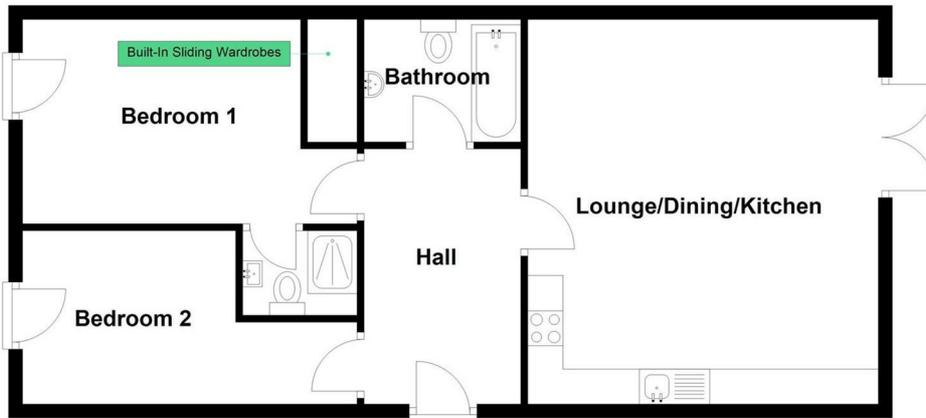
Additional Information

Management Company AMPM £109.91 per month. Ground rent £250 per annum.





Ground Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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.

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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