

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 BETHANY STREET, BELFAST,
BT4 3FE**

OFFERS AROUND £184,950



Located in the heart of Ballyhackamore, this beautifully presented mid-terrace home offers stylish, modern living in a highly convenient setting. Benefiting from gas fired central heating and double glazing throughout, the property is ideally positioned close to the Glider bus service and a fantastic range of popular restaurants, cafés and local shops.

The property opens with a welcoming entrance hall finished with attractive wood effect tiled flooring, which continues into the impressive open plan lounge and dining area. This bright and spacious living space features a bay window and recessed spotlighting.

The modern kitchen is fitted with an excellent range of high and low level units and includes integrated appliances such as a washing machine and fridge, along with a built-in oven and four ring gas hob. Additional features include partly tiled walls, wood effect tiled flooring and a practical under-stairs larder for extra storage.

Upstairs, the first floor comprises two well-proportioned bedrooms, both finished with recessed spotlighting, along with a built-in cupboard housing the gas fired boiler. The bathroom is finished to a high standard with a modern white suite, including a panelled bath with feature tiling, a large walk-in shower with rainfall and telephone hand shower, pedestal wash hand basin and low flush WC, complemented by fully tiled walls and flooring.

Externally, the property benefits from an enclosed rear yard, providing a private outdoor space. With its excellent internal finish and prime location, this home will appeal to a wide range of buyers seeking comfort, convenience and style.



Key Features

- Beautifully Presented Mid Terrace Home In Ballyhackamore Location
- Gas Fired Central Heating And Double Glazing Throughout
- Spacious Open Plan Lounge And Dining Area With Bay Window
- Modern Fitted Kitchen With Integrated Appliances And Ample Storage
- Two Well Proportioned Bedrooms With Recessed Spotlighting
- Contemporary Bathroom With Walk In Rainfall Shower And Feature Tiling
- Enclosed Rear Yard Providing Private Outdoor Space
- Close To A Wide Range of Amenities Such As The Glider Bus Service, Cafés, Restaurants And Local Shops



Accommodation Comprises

Entrance Hall

Feature wood effect tiled flooring.

Lounge/Dining

23'2 x 10'5

(Into Bay)

Wood effect tiled flooring, recessed spotlighting.

Kitchen

13'9 x 5'9

Excellent range of modern high and low level units, single drainer stainless steel sink unit with mixer tap. Integrated washing machine, integrated fridge, built in under over and four ring gas hob. Partly tiled walls, wood effect tiled flooring, larder under stairs.

First Floor Landing

Built in cupboard housing gas fired boiler.

Bedroom 1

14'2 x 9'9

Recessed spotlighting.

Bedroom 2

10'3 x 8'

Recessed spotlighting.

Bathroom

Modern white suite comprising: Panelled bath with mixer tap, telephone hand shower and feature tiling, large walk in shower cubicle with rainfall shower, telephone hand shower, feature tiled walls and shower screen. Pedestal wash hand basin with mixer tap and tiled splashback, low flush WC, fully tiled floor, recessed spotlighting.

Outside

Enclosed rear yard.

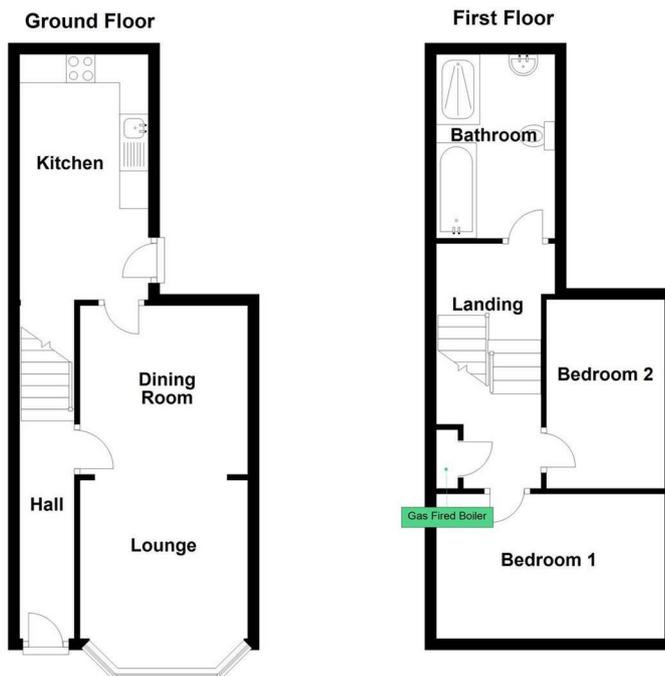
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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





Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	70
(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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