

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 GREEN CRESCENT, BELFAST, BT5 6JE**

**OFFERS AROUND £395,000**

Situated in a superb and highly sought-after location within Ballyhackamore, this detached home offers beautifully presented accommodation ideally suited to modern family living. This attractive property benefits from oil fired central heating and enjoys close proximity to a fantastic selection of local eateries, leading schools and the convenient Glider bus route, providing easy access to Belfast city centre and beyond.

Upon entering, the welcoming reception hall features solid strip wood flooring, understairs storage and a convenient cloaks cupboard with low flush WC. The lounge is bright and inviting, enhanced by a charming bay window, solid wood flooring and an attractive fireplace with cast iron inset and ceramic tiled hearth, complemented by elegant cornice detailing. This space flows seamlessly into the dining room, which also benefits from matching flooring and cornice ceiling, with sliding doors opening into a delightful sunroom overlooking the rear garden.

The kitchen is fitted with a range of high and low level units, stainless steel sink, ceramic hob and integrated dishwasher, with part tiled walls and a fully tiled floor. Steps lead to a practical utility room with additional storage, tiled flooring and direct access to the rear garden.

Upstairs, the first floor offers three well-proportioned bedrooms, including a spacious principal bedroom with bay window. A modern bathroom suite includes a panelled bath, walk-in corner shower and fully tiled finishes, alongside a separate low flush WC for added convenience.

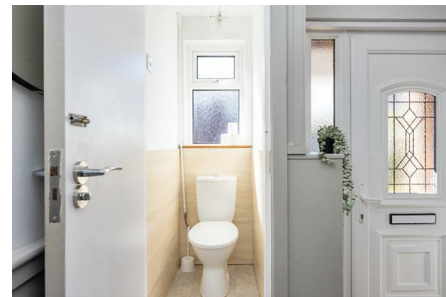
Externally, the property boasts a driveway leading to an attached garage with power, light and oil fired boiler. The front garden is easily maintained, while the private rear garden provides a peaceful retreat with lawn, mature trees, shrubs and flower beds.

This is a fantastic opportunity to acquire a stylish home in a prime residential setting, combining comfort, convenience and charm.



## Key Features

- Beautifully Presented Family Home Offering Bright Spacious Accommodation In Highly Sought After Ballyhackamore Residential Location
- Elegant Lounge With Attractive Bay Window Cast Iron Fireplace Ceramic Hearth And Decorative Cornice Ceiling Detail
- Modern Fitted Kitchen With Range Of Units Integrated Appliances Ceramic Hob And Access To Utility Room
- Contemporary Bathroom With Panelled Bath Walk In Shower Fully Tiled Finishes And Separate WC Facility
- Welcoming Reception Hall Featuring Solid Strip Wood Flooring Understairs Storage And Convenient Cloaks Cupboard With WC
- Open Plan Dining Room Leading To Sunroom Creating Seamless Living Space
- Three Well Proportioned Bedrooms Including Spacious Principal Bedroom With Bay Window And Excellent Natural Light
- Private Rear Garden With Lawn Mature Trees Shrubs Flowerbeds Plus Driveway And Attached Garage With Power



## Accommodation Comprises

### Reception Hall

Solid strip wood flooring, storage downstairs, cloaks cupboard with low flush WC.

### Lounge

14'9 x 10'8

(Into Bay)

Solid strip wood flooring, attractive fireplace with cast iron inset and ceramic tiled hearth, cornice ceiling. Open to:

### Dining Room

12'8 x 10'7

Solid strip wood flooring, cornice ceiling, sliding door to sunroom.

### Sunroom

10'2 x 8'2

Tiled flooring.

### Kitchen

9'9 x 8'4

Range of high and low level units, single drainer stainless steel sink unit, stainless steel over and four ring ceramic hob. Integrated dishwasher, part tiled walls, fully tiled floor, steps to:

### Utility Room

9'2 x 7'7

Fully tiled flooring, pantry cupboard, PVC door to rear garden.

## First Floor Landing

### Bedroom 1

15' x 10'7

(Into Bay)

### Bedroom 2

13'2 x 10'7

### Bedroom 3

9'7 x 8'3

Built in robes.

### Bathroom

White suite comprising: Panelled bath, walk in corner shower cubicle with sliding shower door, wash hand basin with mixer tap, fully tiled walls, fully tiled flooring, hot press. Separate low flush WC.

### Outside

Driveway to front leading to detached garage, attractive easily maintained garden. Private garden to rear with lawn, mature trees, shrubs and flower beds.

### Attached Garage

16' x 11'7

Up and over door, oil fired boiler, power and light.

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)



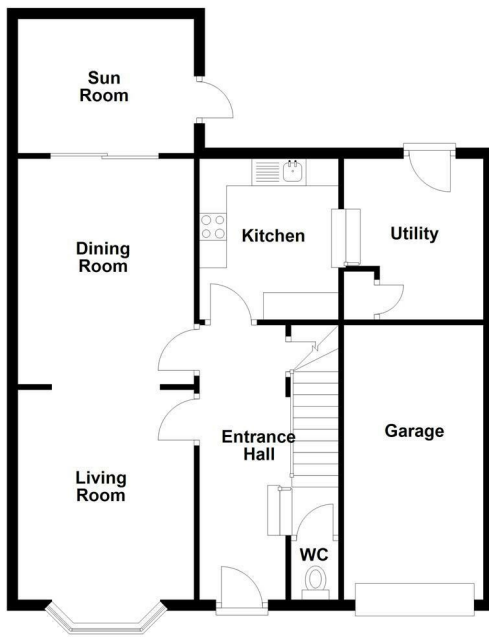




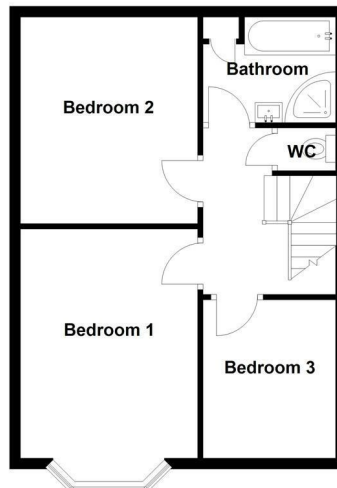




Ground Floor



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		54
(21-38)	F	28	
(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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