

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**141 PARKGATE AVENUE,  
BELFAST, BT4 1JD**

**OFFERS AROUND £164,950**



Situated in a popular and convenient residential location, this attractive mid terrace property offers bright and well presented accommodation throughout.

The property comprises a welcoming entrance hall with wood laminate flooring leading to a bright and spacious lounge with an attractive bay window, creating a comfortable and inviting living space. A separate dining room provides an excellent area for entertaining and opens through to a modern fitted kitchen complete with a range of high and low level units, built in double oven, electric four ring hob, Belfast sink with gold mixer tap, integrated washing machine and recessed spotlighting. Finished with part tiled walls and wood laminate flooring, the kitchen offers both style and practicality.

On the first floor, there are two well proportioned bedrooms, both benefiting from wood laminate flooring. The contemporary bathroom is fitted with a modern white suite comprising a panelled bath with overhead shower and mixer tap, vanity unit with mixer tap and low flush WC. Additional benefits include gas fired central heating and PVC double glazed windows throughout.

Externally, the property benefits from an enclosed rear yard leading to a lawned garden area, ideal for relaxing or outdoor entertaining.

Conveniently located close to a range of local shops, schools, public transport links and amenities, the property is also well positioned for easy access to Belfast City Centre and surrounding areas. This attractive home is sure to appeal to a range of purchasers including first time buyers, young professionals and investors alike.

Please note that we hold a damp report for the property, which is available upon request.



## Key Features

- Attractive Mid Terrace Property In Popular Residential Location
- Bright Lounge With Attractive Bay Window
- Separate Dining Room Ideal For Entertaining
- Modern Fitted Kitchen With Built In Appliances
- Two Well Proportioned Bedrooms
- Contemporary Bathroom With White Suite
- Gas Fired Central Heating And PVC Double Glazed Windows
- Enclosed Rear Yard Leading To Lawned Garden
- Damp Report Available Upon Request



### Accommodation Comprises:

#### Entrance Hall

Wood laminate flooring.

#### Lounge

13'2 x 11'1

(Into bay)

Wood laminate flooring.

#### Dining Room

11'5 x 10'5

Wood laminate flooring, leading to:

#### Kitchen

13'8" x 7'4"

Range of high and low level units, built-in double oven, electric 4 ring hob, Belfast sink with gold mixer tap, space for fridge freezer, built-in washing machine, recessed spotlighting, part tiled walls, wood laminate flooring.

#### First Floor Landing

#### Bathroom

Modern white suite comprising: panelled bath with overhead shower and mixer tap, vanity unit with mixer tap, low flush WC, wood laminate flooring, extractor fan.

#### Bedroom 1

15'1 x 10'5

Wood laminate flooring.

#### Bedroom 2

10'4 x 9'0

Wood laminate flooring.

#### Outside

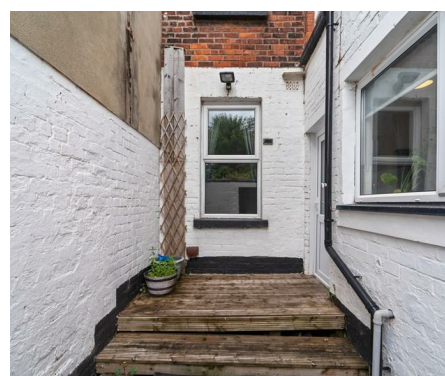
Enclosed rear yard leading to a lawned garden area.

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.

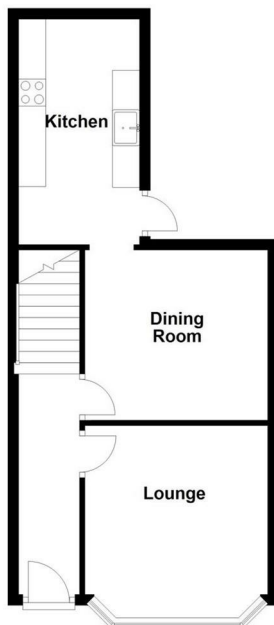
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)

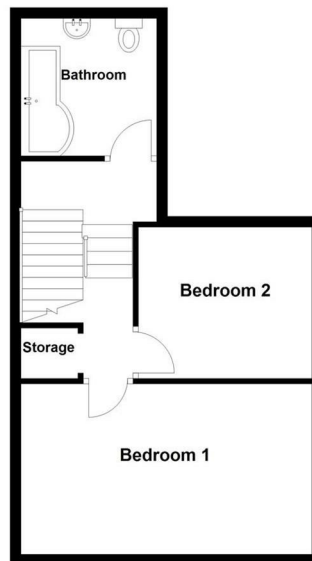




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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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