

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**6 LOWER BRANIEL ROAD,  
BELFAST, BT5 7JQ**

**OFFERS AROUND £159,950**



Situated on Lower Braniel Road this well presented three bedroom semi-detached home offers bright and spacious accommodation ideal for first time buyers, young families or those seeking a comfortable home with excellent outdoor space. Benefiting from double glazing and oil fired central heating, the property has been maintained to provide a practical and welcoming layout throughout.

The accommodation comprises an entrance hall with PVC front door and useful understairs storage. The lounge enjoys a bright bay window aspect, while a separate dining room provides excellent space for entertaining or family dining. The kitchen is fitted with an excellent range of high and low level units together with a stainless steel sink unit, space for a cooker and plumbing for a washing machine. Complemented by partly tiled walls and fully tiled flooring, the kitchen also offers direct access to the rear garden via a PVC door.

On the first floor there are three well proportioned bedrooms, two of which benefit from built in robes. The bathroom is fitted with a white suite comprising a panelled bath with mixer tap, Redring electric shower, vanity unit with mixer tap and low flush WC, finished with fully panelled walls for ease of maintenance.

Externally, the property boasts a tarmac driveway to the front providing off street parking for two cars. To the rear is an attractive enclosed garden with a generous lawn leading to a patio area, bordered by mature hedging to create a private outdoor setting. A boiler house with oil fired boiler and PVC oil tank completes this appealing home.



## Key Features

- Bright And Spacious Semi-Detached Home Offering Excellent Family Accommodation Within A Popular And Convenient Residential Location
- Welcoming Lounge Featuring Attractive Bay Window Aspect
- Separate Dining Room Ideal For Additional Family Accommodation
- Fitted Kitchen With Good Storage, Tiled Flooring And Access To Rear Garden
- Three Well Proportioned Bedrooms Including Two With Built In Wardrobes Included
- Bathroom With White Suite, Electric Shower And Fully Panelled Walls Throughout
- Oil Fired Central Heating And Double Glazed Windows For Added Comfort Year Round
- Driveway Parking For Two Cars And Enclosed Rear Garden With Patio Area



### Accommodation Comprises

#### Entrance Hall

PVC front door, storage under stairs.

#### Lounge

15'2 x 10'4  
(Into Bay)

#### Dining Room

14' x 12'

#### Kitchen

10'4 x 7'6

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, space for cooker, plumbed for washing machine. Partly tiled walls, PVC door to rear garden.

### First Floor Landing

#### Bedroom 1

13'4 x 8'9  
Built in robes.

#### Bedroom 2

10'8 x 10'8  
Built in robes.

#### Bedroom 3

12'9 x 9'8

#### Bathroom

White suite comprising: Panelled bath with mixer tap, Redring electric shower, vanity unit with mixer tap, low flush WC, fully panelled walls.

#### Outside

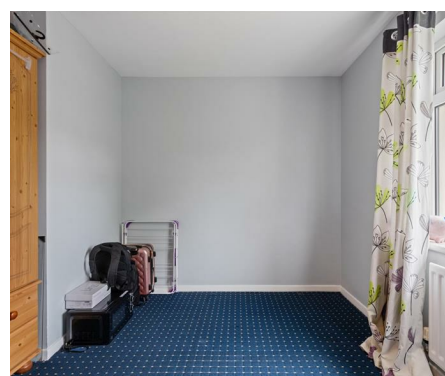
Tarmac driveway to front with space for two cars. Attractive gardens to rear with generous lawn leading to patio area, boundary hedging. Boiler house with oil fired boiler, PVC oil tank.

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.

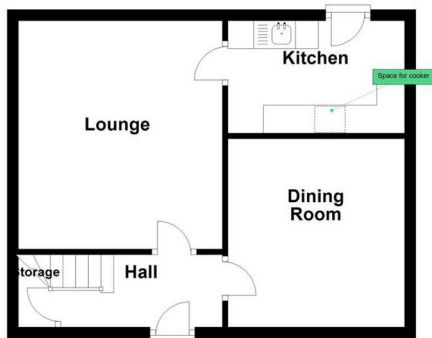
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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

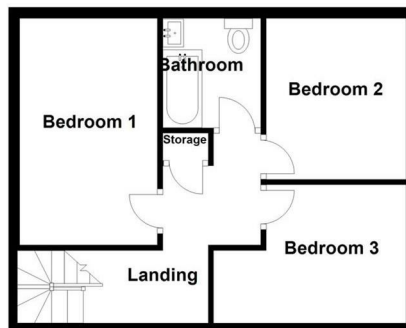




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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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