

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 PARKGATE DRIVE, BELFAST, BT4
1EW**

OFFERS AROUND £119,950



This well-presented property, situated in a convenient East Belfast location offers bright and practical accommodation, ideal for first-time buyers, downsizers or investors.

The ground floor comprises an entrance hall with tiled flooring, living room with laminate flooring and under stairs storage, and an open plan kitchen and dining area. The kitchen includes an extensive range of high and low level units, integrated oven and ceramic hob, integrated fridge freezer and space for appliances. The ground floor is completed by a modern bathroom with a white suite, including a shower bath with overhead shower, pedestal wash hand basin and WC.

Upstairs, there are two bedrooms, including a main bedroom with ensuite shower room. The second bedroom benefits from built-in storage. Further benefits include double glazed windows and gas fired central heating.

Externally, there is an enclosed rear yard providing low maintenance outdoor space. Located close to local amenities, schools and transport links, with easy access to Belfast city centre, this is a well-maintained home in a popular and convenient area.



Key Features

- Well Presented Property In Convenient East Belfast Location
- Ideal For First Time Buyers Downsizers And Investors
- Open Plan Kitchen Dining And Living Layout
- Extensive Range Of Units With Integrated Appliances
- Ground Floor Bathroom With White Suite And Shower Bath
- Two Bedrooms Including Principal With Ensuite Shower Room
- Double Glazed Windows And Gas Fired Central Heating
- Enclosed Rear Yard With Low Maintenance Outdoor Space



Accommodation Comprising:

Entrance Hall

PVC front door, tiled flooring.

Living Room

12' x 10'2

Laminate strip wood flooring, storage under stairs, open to:

Kitchen/Dining Room

13'2 x 7'3

Extensive range of high and low level units, single drainer stainless steel sink unit with mixer tap, oven and ceramic 4 ring hob, integrated fridge freezer, plumbed for washing machine, breakfast bar, fully tiled flooring, part tiled walls.

Rear Hall

Gas fired boiler, PVC back door.

Bathroom

White suite comprising: panelled shower bath with hand shower and overhead shower. Low flush W/C, pedestal wash hand basin with mixer tap, part tiled walls, fully tiled flooring.

Bedroom 1

9'9 x 9'8

Ensuite Shower Room

White suite comprising: shower cubicle, pedestal wash hand basin with mixer tap, low flush W/C, part tiled walls, fully tiled flooring.

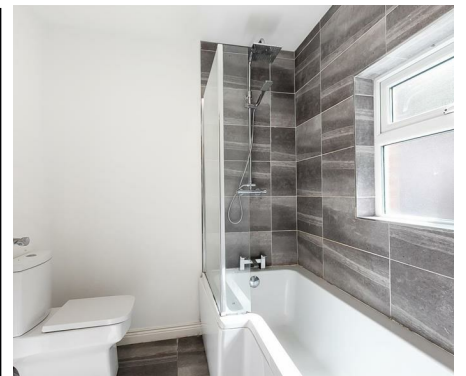
Bedroom 2

10'2 x 9'4

Built in robes.

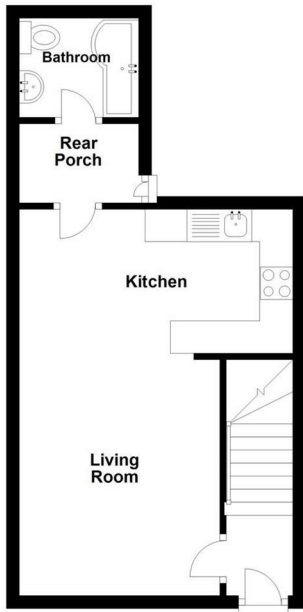
Rear Yard

Enclosed rear yard.

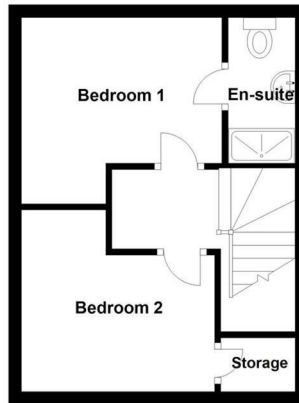




Ground Floor



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		71	71
(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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