

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**6 LAGANVIEW MEWS, BELFAST,
BT5 4AP**

OFFERS AROUND £199,950



Situated in Laganview Mews, this four-bedroom townhouse offers spacious accommodation in a convenient location close to Belfast City Centre. The property benefits from Economy 7 heating, double glazing and an enclosed rear garden, making it an ideal home for a range of buyers.

The accommodation comprises an entrance hall with laminate wood flooring, a bright living and dining area with bay window, and a fitted kitchen with a range of high and low level units and space for appliances. Upstairs, there are four bedrooms, including a main bedroom with built-in storage, and a bathroom fitted with a white suite and electric shower over the bath.

Outside, the property benefits from a driveway leading to an attached garage and a private South facing rear garden with mature trees and lawn area.

Conveniently located close to local amenities and transport links, this home offers comfortable living within easy reach of Belfast City Centre.



Key Features

- Popular And Convenient Location Close To Belfast City Centre
- Spacious Four Bedroom Townhouse With Flexible Family Accommodation
- Bright Living And Dining Area With Bay Window
- Fitted Kitchen With Excellent Range Of Units
- Economy 7 Heating And Double Glazed Windows Throughout
- Main Bedroom Benefiting From Built In Storage
- Driveway Leading To Attached Garage And Front Parking
- Enclosed South Facing Rear Garden With Lawn Area And Mature Trees



Accommodation Comprises

Entrance Hall

Laminate wood flooring.

Kitchen

11' x 8'

Excellent range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, partly tiled walls.

Living/Dining

15'10 x 14'

(Into Bay)

Laminate wood flooring.

First Floor Landing

Bedroom 1

11' x 11'

Built in storage.

Bedroom 2

13' x 9'

Bedroom 3

11' x 7'

Bedroom 4

6' x 6'

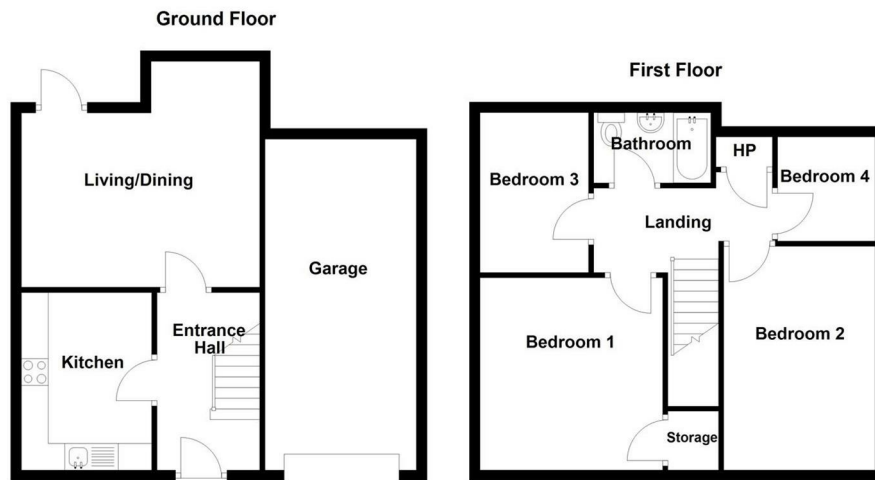
Bathroom

White suite comprising: Panelled bath with electric shower over bath, pedestal wash hand basin, low flush WC.

Outside

Driveway to front to attached garage, enclosed garden to rear with mature trees, area in lawn and boundary wall.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D			
(39-54) E		53	
(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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ANDERSONSTOWN
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028 9070 1000



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