

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 4 EBRINGTON HALL, BELFAST, BT4 3HX**

**OFFERS AROUND £259,950**

Situated in the heart of Ballyhackamore, this superb modern first floor apartment offers stylish, low maintenance living. Beautifully presented throughout and finished to a high standard, the property provides bright, spacious accommodation with a contemporary feel, perfectly suited to modern day living.

The apartment comprises a generous lounge and dining area, open plan to a luxury fitted kitchen finished with an extensive range of high and low level units, marble effect work surfaces and fully integrated appliances including built in under oven, ceramic hob, fridge freezer and dishwasher. The living space is further enhanced by a Juliet balcony, allowing for excellent natural light throughout.

There are two well-proportioned double bedrooms, including a spacious principal bedroom with modern ensuite shower room, while the second bedroom offers flexibility for guests, home working or additional living space. A contemporary white bathroom suite completes the accommodation.

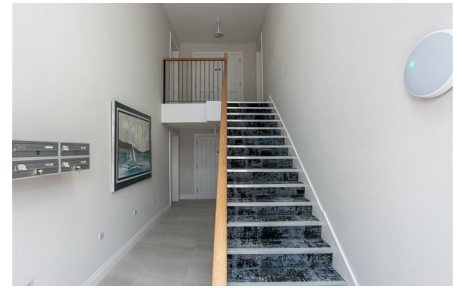
Further benefits include gas fired central heating, uPVC double glazing throughout, secure communal entrance, communal parking to the front and an EV charging point.

Conveniently located within walking distance of Ballyhackamore's excellent range of cafés, restaurants, shops and local amenities, the property also benefits from superb transport links to Belfast city centre and beyond. This excellent apartment is ideally suited to professionals, first time buyers, investors or those looking to downsize.



## Key Features

- Luxury First Floor Apartment In A Stunning New Development In Ballyhackamore
- Bright And Spacious Open Plan Lounge, Dining And Kitchen Area With Juliet Balcony
- Contemporary White Bathroom Suite
- Communal Parking To Front With EV Charging Point
- Luxury Fitted Kitchen With Marble Effect Work Surfaces And Fully Integrated Appliances
- Two Generous Double Bedrooms Including Principal Bedroom With Ensuite Shower Room
- Gas Fired Central Heating & UPVC Double Glazing
- Within Walking Distance Of Ballyhackamore's Cafés, Restaurants, Shops And Excellent Transport Links



### Accommodation Comprises

#### Communal Entrance Hallway

Ceramic tiled flooring, Staircase to.

#### First Floor

##### Entrance Hall

Ceramic tiled flooring.

##### Lounge / Dining Room

14'2 x 13'3

Ceramic tiled flooring, open to:

##### Kitchen

11 x 10'2

Extensive range of high and low level modern units with marble effect work surfaces with 1 1/2 bowl single drainer stainless steel sink unit with mixer taps, built-in under oven and ceramic hob, stainless steel extractor hood, built-in fridge freezer, built-in dishwasher, built-in washer dryer, concealed gas fired boiler, part tiled walls, ceramic tiled flooring, patio doors to rear.

##### Bedroom 1

15'1 x 10'5

Leading to:

##### Ensuite

Modern white suite comprising walk-in shower cubicle with sliding door, built-in shower and tiled walls, vanity unit with mixer taps and tiled splashback, ceramic tiled flooring, mirror cabinet, extractor fan.

##### Bedroom 2

13'2 x 8'3

Built-in storage.

##### Bathroom

Modern white suite comprising vanity unit with mixer tap and tiled splashback, panelled bath with mixer tap and tiled splashback with telephone shower, ceramic tiled flooring, extractor fan.

##### Outside

Communal car parking with EV charger point, bin storage.



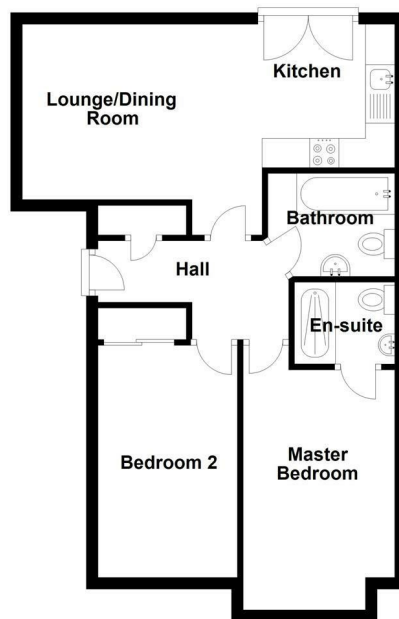








First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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.

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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