

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 WYNFORD STREET, BELFAST,  
BT5 5DD**

**OFFERS OVER £139,950**



Tucked away off Ravenscroft Avenue, Beersbridge Road, this attractive development is ideally located within walking distance to a super range of local shops, eateries and local businesses. A short walk to Ballyhackamore and offering convenience for commuters with bus and Glider routes to Belfast City Centre and beyond.

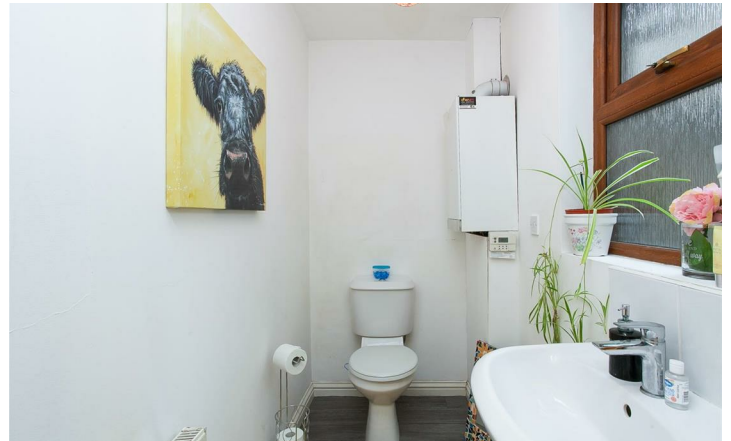
Number 10 Wyndford Street is a red brick end townhouse and comprises good sized living room, with double doors to an attractive fitted kitchen with built in oven and hob, and opens to a great dining/ breakfast area that leads to a rear hallway with a downstairs cloakroom with w.c. Upstairs the property boasts two bedrooms and a white fitted bathroom suite.

Benefitting from gas fired central heating, double glazed windows, a private courtyard garden to the rear and a driveway to the front. We are sure this property will appeal to a wide range of purchasers and an internal inspection is essential to fully appreciate all it has to offer.



## Key Features

- A Red Brick End Townhouse In A Popular Location Close To Ballyhackamore
- Good Sized Lounge With Double Doors To A Fitted Kitchen With Dining Area
- Rear Hallway Off The Kitchen With A Cloakroom And Downstairs Toilet Suite
- The First Floor Offers Two Bedrooms And A White Fitted Bathroom Suite
- Benefitting From Gas Fired Central Heating & Double Glazed Windows
- Driveway To The Front And A Private Courtyard Garden To The Rear
- Ideally Located Within Walking Distance To A Range Of Local Amennities
- A Short Walk To Ballyhackamore And Close To The Popular Glider Routes



### Accommodation Comprises

#### Entrance Hall

#### Lounge

11'8 x 11'8

Storage under stairs, double doors to:

#### Kitchen/ Dining

15 x 8

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, stainless steel oven and gas hob, plumbed for washing machine, partly tiled walls, recessed spotlighting.

#### Rear Hall

#### Ground Floor WC

White suite comprising low flush w.c., pedestal wash hand basin, gas boiler, partly tiled walls.

#### First Floor

#### Landing

#### Bedroom 1

13 x 10

Built-in robes

#### Bedroom 2

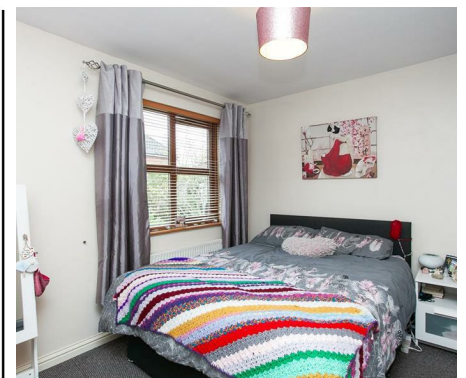
9'6 x 8'4

#### Bathroom

White suite comprising panelled bath with mixer taps and over head shower, low flush w.c., pedestal wash hand basin, partly tiled walls.

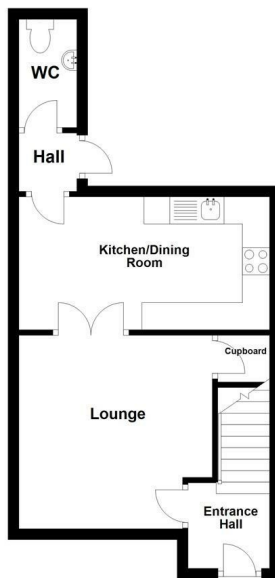
#### Outside

Parking to front, enclosed rear courtyard.

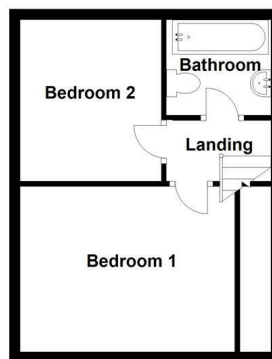




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 69                      | 72        |
| (55-68) D                                   |  |                         |           |
| (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.

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