

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**LAND NORTH OF 18 BETHANY  
STREET, BELFAST, BT4 3FE**

**PRICE £59,950**



low level front view



This is a rare opportunity to purchase a unique site in the heart of Ballyhackamore, just off the Upper Newtownards Road. This site with full planning permission for a single detached dwelling is situated at the top of Bethany Street.

Bethany Street enjoys convenience, just off the Upper Newtownards Road and provides ease of access for the city commuter and is in close proximity to a wide and varied range of shops, restaurants and leading primary and grammar schools while also easy access to the Glider Bus system and road networks.

Although ideal for builders and investors this opportunity is appealing for a wide range of purchasers and the site can be viewed at the viewers discretion.

Full plans are available for viewing on request and or also on the NI Planning Portal: Application reference LA04/2020/0055/NMC Planning Portal reference PAO837179

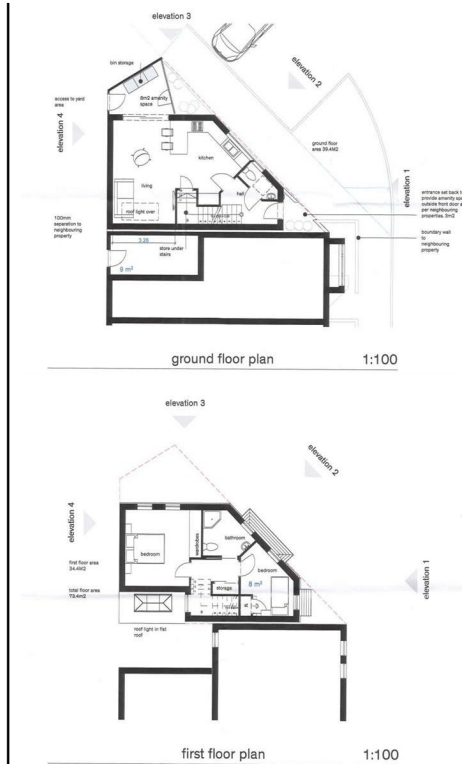


elevation 2


1:100

## Key Features

- Building Site With Planning Permission In The Heart Of Ballyhackamore
- Exciting Opportunity For A New Build TownHouse
- Excellent Open Plan Living, Dining Kitchen
- Ideal For Builders And Investors
- Plans Available On NI Planning Portal
- Close To A Wide Range Of Amenities
- Application Reference LA04/2020/0055/NMC
- Planning Portal Reference PA0837179





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



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