

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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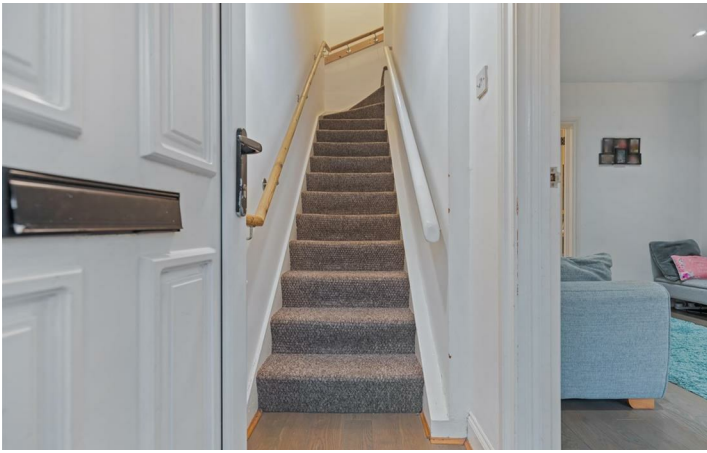
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 OAKDENE PARADE, BELFAST,
BT4 1LB**

OFFERS AROUND £139,950



A charming and well-presented terrace property , perfect for first-time buyers in a convenient location.

The accommodation offers a bright lounge with wood laminate flooring and a modern kitchen opening to a dining area with patio doors to the private rear yard. Upstairs, the main bedroom benefits from built-in wardrobes, alongside a second bedroom and contemporary bathroom. Outside, there's a stone-fronted area to the front and an enclosed rear yard with a boiler house.

Ideally situated close to local amenities, transport links, and schools, this property combines convenience with a great opportunity to get onto the property ladder.

Key Features

- Charming And Well-Presented Terrace Property
- Bright Lounge With Wood Laminate Flooring
- Modern Kitchen Opening To Dining Area
- Patio Doors Leading To Private Rear Yard
- Two Bedroom, One With Built-In Wardrobes
- Contemporary Bathroom Suite
- Oil Fired Central Heating & uPVC Double Glazing
- Convenient Location Close To Many Local Amenities



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Lounge

14'0 x 10'3

(into bay) Wood laminate flooring, recessed spotlighting.

Kitchen

8'2 x 6'0

Range of high and low level units with granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, extractor fan, plumbing for washing machine, space for fridge freezer, part tiled walls, ceramic tiled flooring, open to:

Dining Room

8'2 x 7'3

Wood laminate flooring. Patio doors to rear yard.

First Floor

Landing

Bedroom 1

13'7 x 11'1

(at widest point) Including range of built-in wardrobes with sliding doors, wood laminate flooring.

Bedroom 2

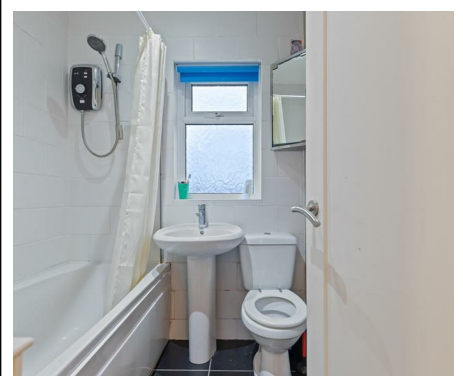
8'3 x 7'6

Bathroom

Modern white suite comprising panelled bath with electric shower, pedestal wash hand basin with mixer tap, low flush WC, part tiled walls, ceramic tiled flooring, recessed spotlighting, extractor fan, mirrored cabinet.

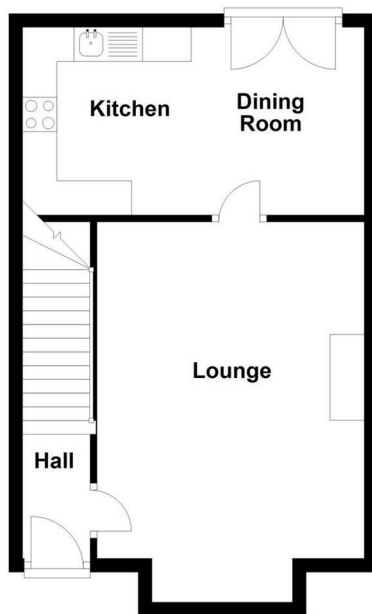
Outside

Stone area to front. Enclosed rear yard with boiler house, oil fired boiler and oil storage tank.

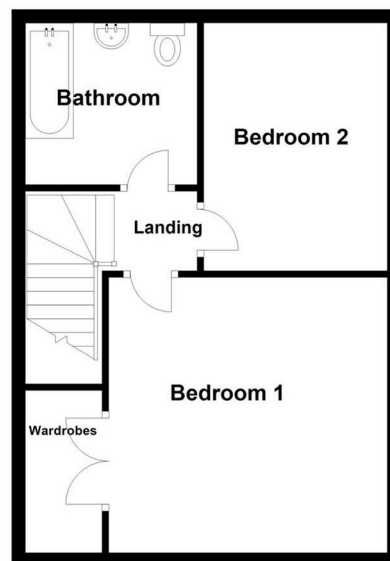




Ground Floor



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		59	77
(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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