



## 39A Groganstown, Off Colinglen Road

**Offers Around £89,950**

Open to cash, unconditional offers only this detached property with workshop space is currently let at approximately £500.00 per month. Located adjacent to a waste management / recycling centre, we recommend potential buyers to satisfy themselves as to the position within this location. In brief, the accommodation comprises, living room. Bedroom with access to further room. Kitchen / dining space. Bathroom. Oil fired central heating. Carparking space. For further information, contact our office 02890 605200. EPC G10

### GROUND FLOOR

Hardwood front door to;

### ENTRANCE PORCH

To;

### LIVING ROOM

19'8 x 11'8 (5.99m x 3.56m)

### BEDROOM

15'10 x 11'5 (4.83m x 3.48m)

Access to;

### FURTHER ROOM

16'11 x 11'3 (5.16m x 3.43m)

### KITCHEN / DINING AREA

11'6 x 10'1 (3.51m x 3.07m)

Range of high and low level units, single drainer stainless steel sink unit, open plan to dining area.

### BATHROOM

Bath with mixertaps, low flush w.c, wash hand basin.

### OUTSIDE

Car parking space.

### GARAGE / OUTHOUSE / WORKSHOP

28'5 x 12'1 (8.66m x 3.68m)

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.

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 Tracey Perry on 028 90605200

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for our mortgage services. However, as independent mortgage advisors we do offer a purely fee based option charging up to 1.5% of the loan amount.

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PLEASE NOTE : TO AVOID ANY CONFUSION, ULSTER PROPERTY SALES DO NOT CHARGE ANY FEES FOR OUR MORTGAGE SERVICES.



ULSTER PROPERTY SALES

# UPS

NETWORK STRENGTH - LOCAL KNOWLEDGE

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYMENA  
028 2565 7700

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAUSEWAY COAST  
0800 644 4432

CAVEHILL  
028 9072 9270

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9047 1515