



3 Closnamona Court, Off Monagh Road

Offers Around £89,950

A comfortable town house that boasts well appointed, bright living accommodation throughout within this convenient cul de sac location while also only minutes walk to the main Glen Road / leading schools / shops. Three good bedrooms and one generous reception room. Fitted kitchen open to dining area. White bathroom suite. Developed, floored and sheeted roofspace. Gas fired central heating system. Upvc double glazing. Competitively priced first time buy / investment opportunity. Chain free. Well worth a visit. EPC D68.



3 Closnamona Court, Off Monagh Road

GROUND FLOOR

Upvc double glazed entrance door to;

ENTRANCE HALL

To;

LOUNGE

14'8 x 12'8 (4.47m x 3.86m)

Feature fireplace, Wooden effect strip floor.

KITCHEN / DINING AREA

12'5 x 12'6 (3.78m x 3.81m)

Range of high and low level units, formica work surfaces, tiling, ceramic tiled floor, storage understairs.

REAR PORCH

Upvc double glazed back door.

FIRST FLOOR

MASTER BEDROOM 1

11'6 x 11'3 (3.51m x 3.43m)

Built-in robes.

BEDROOM 2

11'6 x 10'3 (3.51m x 3.12m)

Wooden effect strip floor, built-in robes.

BEDROOM 3

9'7 x 7'0 (2.92m x 2.13m)

WHITE BATHROOM SUITE

Panelled bath, pedestal wash hand basin, low flush w.c, tiling, ceramic tiled floor.

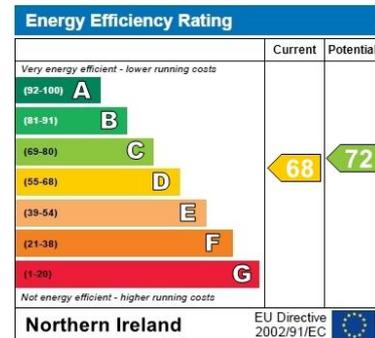
DEVELOPED ROOFSpace

16'2 x 11'0 (4.93m x 3.35m)

Light and power, velux window, floored and sheeted.

OUTSIDE

Enclosed to rear, flagged and fenced.



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.



NETWORK STRENGTH - LOCAL KNOWLEDGE

ULSTER PROPERTY SALES

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