



### 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.

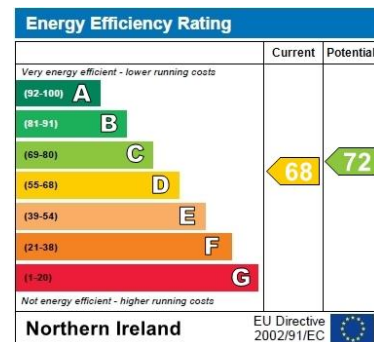
### DEVELOPED ROOFSpace

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.

H0122181

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