

ULSTER PROPERTY SALES

UPS

ANDERSONSTOWN BRANCH

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Antrim, BT11 9BY

028 9060 5200

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NETWORK STRENGTH - LOCAL KNOWLEDGE



2 ARDCAOIN AVENUE,
POLEGLASS, DUNMURRY,

ASKING PRICE £139,950



Key Features

- Superb semi-detached home ideally located within this highly sought-after cul-de-sac position close to lots of schools, shops and transport links along with the Glider service.
- Bright and airy living room.
- Downstairs W.C.
- uPVC double glazing / No heating system present (boiler removed)
- Chain free.
- Four bedrooms, bedroom 4 with en-suite shower room facility.
- Kitchen open plan to sizeable dining space.
- Additional white bathroom suite on first floor.
- Off-road car parking and a privately enclosed rear garden.
- Viewing strongly recommended.



GROUND FLOOR

Upvc double glazed front door to entrance porch.

LIVING ROOM

17'5 10'11

Bay window.

KITCHEN / DINING AREA

16'8 11'4

Range of high and low level units, single drainer stainless steel 1 1/2 bowl sink unit, open plan to dining space.

REAR HALLWAY

DOWNSTAIRS W.C.

Low-flush W.C, wash hand basin.

FIRST FLOOR

BEDROOM 1

11'1 9'7

BEDROOM 2

11'4 10'5

BEDROOM 3

8'8 6'11

WHITE BATHROOM SUITE

Bath, low-flush W.C, wash hand basin.

BEDROOM 4

16'5 14'5

Stairs from landing to Bedroom 4 - Ensuite shower room, shower cubicle, low-flush W.C, pedestal wash hand basin.

OUTSIDE

Off road car-parking. Enclosed rear garden.











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	33	36
(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 9060 5200.

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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