



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**22 DUNRAVEN PARK, BELFAST,
BT5 5LF**

OFFERS AROUND £99,950



A deceptively spacious semi-detached property in the popular Bloomfield area, offering great accommodation for young professionals wanting to be close to many local amenities, and easy access to Belfast city centre.

The ground floor includes lounge with attractive brick feature fireplace comprising of wood burning stove, engineered Oak wood flooring, and archway to dining kitchen. The kitchen includes extensive range of units, and integrated appliances with partly tiled walls and recessed spotlighting. The first floor offers two bedrooms, one with built-in robe. Bathroom comprising of a white suite with feature corner bath, walk-in shower cubicle including built-in shower, fully tiled walls, and ceramic tiled flooring.

The property is situated on an excellent spacious road with plenty of on street parking, small front garden with lawn, and enclosed rear yard. Easy access to both the Castlereagh Road and Ballyhackamore, with all it's attractive amenities and Glider bus service into Belfast city centre. Priced to allow for updating and modernisation. This property will appeal to a wide range of purchasers and can only be appreciated upon internal inspection.



Key Features

- Excellent Semi-Detached Property In The Popular Bloomfield Area
- Lounge With Attractive Brick Fireplace And Wood Burning Stove
- Kitchen With Integrated Appliances And Partly Tiled Walls
- Two Bedrooms To The First Floor, One With Built-In Wardrobe
- Bathroom With Walk-In Shower Cubicle And Corner Bath
- Oil Fired Central Heating System & uPVC Double Glazed Windows
- Small Front Garden In Lawn And Private Enclosed Yard To Rear
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Ceramic tiled flooring.

Lounge

11'7 x 9'5

Brick feature fireplace with wood burning stove, engineered Oak wood flooring, archway to:

Dining Kitchen

12'7 x 8'6

Extensive range of high and low level units, including display cabinets, Formic work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, integrated under counter fridge, integrated under counter freezer, integrated dishwasher, plumbed for washing machine, part tiled walls, timber panelled ceiling with recessed spotlighting, cupboard under stairs.

First Floor

Landing

Bedroom 1

12'9 x 8'9

(at widest point) Built-in robes.

Bedroom 2

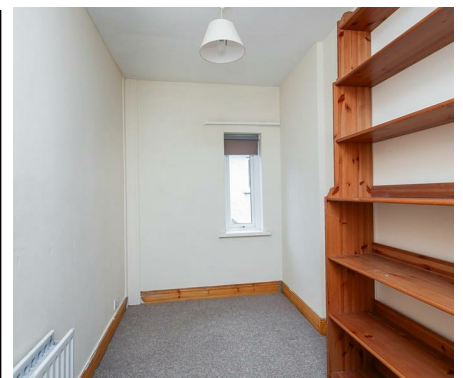
11'6 x 5'9

Bathroom

White suite comprising corner panelled bath, walk-in shower cubicle with built-in shower and sliding shower door, pedestal wash hand basin, low flush WC, fully tiled walls, ceramic tiled flooring, extractor fan.

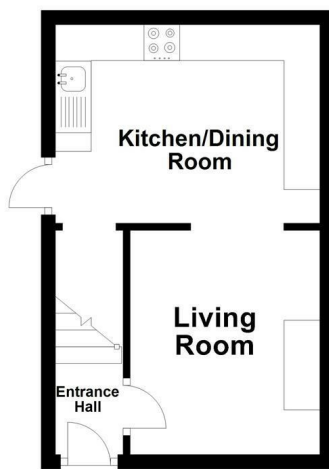
Outside

Small front garden with lawn.
Enclosed rear yard with oil fired boiler.

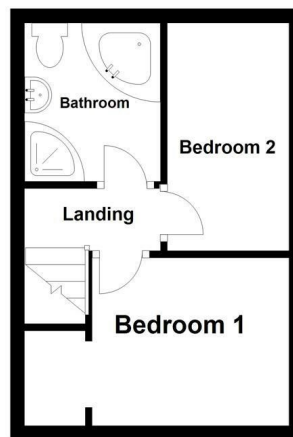




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

| 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 | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 55 | 66 |
| 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.

ULSTERPROPERTYSALES.CO.UK

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