

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**17 THORNHILL DRIVE, BELFAST, BT5 7AW**

**OFFERS OVER £349,950**



A beautifully presented detached family home, benefitting from an extensive improvement programme carried out by the current owners over the last ten years, in a much sought after area.

The accommodation includes an attractive entrance porch leading to generous entrance hall with wood laminate flooring, and ground floor toilet suite. Good size lounge with bay window and attractive cast iron fireplace, and wood laminate flooring. Dining kitchen comprising of excellent range of 'ivory white' units, integrated appliances and breakfast area with built-in seating and Karndean wood effect flooring. Archway to living room with attractive hole-in-wall fireplace comprising of inset tiling and multi-fuel stove.

The first floor offers three well proportioned bedrooms, including master bedroom with bay window. Luxury bathroom including modern white suite with attractive freestanding bath, large walk-in shower cubicle with built-in rainfall shower, fully tiled walls, ceramic tiled flooring and recessed spotlighting. Further benefits include slingsby ladder to floored roofspace, newly laid tarmac driveway with additional parking space, and detached garage with newly laid flat roof.

Over the last ten years, the current owners have diligently improved nearly every detail within this fantastic home, to include mostly re-plastered walls, updated electrics, re-plumbed heating system and gas boiler, luxury new kitchen and bathroom, and new fascia, soffits and guttering.

The outside benefits from a newly laid tarmac driveway to front, and landscaped rear garden with recently laid patio, and lawn with surrounding flowerbeds. A must view to appreciate a beautiful family home within walking distance to Stormont, and easy access to Belfast city centre via the express Glider bus service.



## Key Features

- Beautifully Presented Detached Family Home In A Sought After Residential Location
- Dining Kitchen With A Range Of Units, Integrated Appliances And Breakfast Area
- Luxury Bathroom Suite With Large Walk-In Shower Cubicle And Ceramic Tiled Flooring
- Rear Garden With Patio Area For Entertaining, And Lawn With Surrounding Flowerbeds
- Lounge With Bay Window & Fireplace, And Separate Living Room With Multi-Fuel Stove
- Three Well Proportioned Bedrooms To First Floor, Master Bedroom With Bay Window
- Newly Laid Tarmac Driveway Leading To A Detached Garage With New Flat Roof
- Excellent Location Close To Many Local Amenities And The Glider Bus To City Centre



### Accommodation Comprises

#### Enclosed Entrance Porch

Tiled flooring.

#### Entrance Hall

Wood laminate flooring.

#### Ground Floor WC

Modern white suite comprising vanity unit with mixer tap and low flush WC. Gas fired boiler, plumbing for washing machine. Half wood panelled walls, tiled flooring. Recessed spotlighting.

#### Lounge

12'7 x 11'9 (into bay)

Attractive cast iron fireplace with wooden surround. Wood laminate flooring.

#### Dining Kitchen

21'7 x 7'5

Excellent range of high and low level 'Ivory white' units, wood effect work surfaces, inset 1 1/4 bowl single drainer ceramic sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, integrated fridge/freezer, built-in microwave, part tiled walls, breakfast area with built-in seating, Karndean flooring, recessed spotlighting, archway to:

#### Living Room

13'4 x 11'1

Attractive hole-in-wall fireplace with inset slate tile, multi-fuel stove and slate tile hearth.

### First Floor

#### Landing

#### Bedroom 1

12'8 x 11'9 (into bay)

#### Bedroom 2

11'9 x 11'2

#### Bedroom 3

11'8 x 7'6

#### Bathroom

Luxury white suite comprising freestanding bath with mixer tap and telephone shower, large walk-in shower cubicle with built-in handheld shower and rainfall shower with shower screen, vanity unit with mixer tap, and low flush WC. Full length feature radiator, attractive fully tiled walls, ceramic tiled flooring, recessed spotlighting, extractor fan.

#### Roofspace

Slingsby ladder to floored roofspace.

#### Outside

Enclosed rear garden with lawn, flowerbeds and patio. Brick shed.

#### Detached Garage

13'3 x 8'4

Light and power. Roller shutter door.













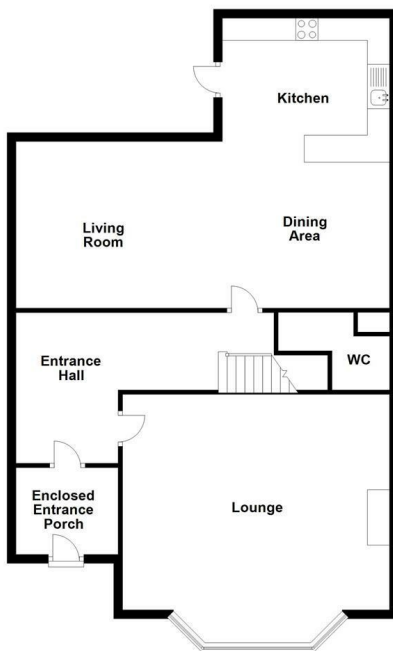




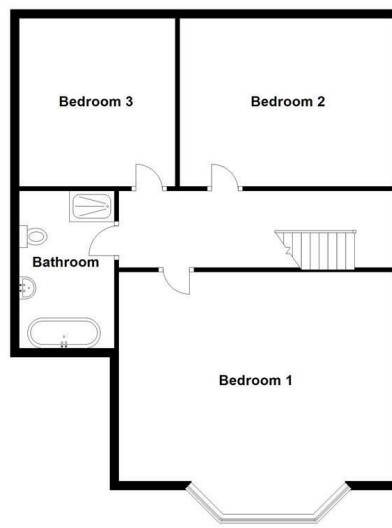




Ground Floor



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	64	67
		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

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



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark