

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



32 GORTIN PARK, BELFAST, BT5 7EP

OFFERS AROUND £320,000

An excellent well presented detached home in the ever popular Gortin Park, offering family accommodation with superb rear garden and attached garage.

The accommodation comprises of bright spacious entrance hall with ceramic tiled flooring. Lounge with bay window, and good size dining room with solid pine wood flooring and sliding doors to lean-to conservatory. Modern kitchen comprising of range of 'ivory white' units, built-in oven and hob, partly tiled walls, and recessed spotlighting. The first floor includes three well proportioned bedrooms on the first floor including master bedroom with range of built-in robes, and modern shower room comprising of walk-in shower cubicle with electric shower, chrome feature radiator, tile effect PVC panelled walls and floor, and recessed spotlighting.

Other benefits include oil fired central heating, PVC double glazed windows, and attached garage with roller shutter door. The property also offers good size tarmac driveway to front with lawn and flowerbeds, and brick paviour boundary, and excellent enclosed rear garden with raised timber decking area leading to superb lawn with decorative flowerbeds and mature trees. Additional to this, a great summerhouse and separate garden shed.

Beautifully presented, and offering ideal accommodation, this property is one not to miss, located in a great residential area with an attractive outlook to front to include green area, close to schools, shops, and arterial routes to Belfast city centre. View now to avoid disappointment!



Key Features

- Well Presented Semi-Detached Family Home In A Popular Location
- Dining Room With Solid Wood Flooring And Doors To Conservatory
- Three Good Size Bedrooms And White Bathroom Suite To First Floor
- Excellent Garden In Lawn To Rear With Decking Area And Summer House
- Bright Spacious Entrance Hall Leading To Lounge With Bay Window
- Modern Kitchen With Built-In Oven And Hob, And Part Tiled Walls
- Attached Garage, Oil Central Heating & PVC Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Ceramic tiled flooring. Cupboard under stairs.

Lounge

12'9 x 12'4
(into bay)

Dining Room

12'5 x 10'9
Brick feature fireplace with marble hearth, solid pine wood flooring, sliding doors to:

Lean To Conservatory

11'7 x 7'8

Kitchen

10'1 x 9'2
Modern range of high and low level 'Ivory white' units, wood effect laminate work surfaces, single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, integrated extractor hood, space for fridge freezer, plumbed for washing machine, part tiled walls, PVC panelled ceiling with recessed spotlighting.

First Floor

Landing

Bedroom 1

13'1 x 12'5
Range of built-in robes with sliding mirror doors.

Bedroom 2

12'2 x 10'9

Bedroom 3

8'9 x 7'6

Shower Room

Modern white suite comprising walk-in shower cubicle with electric shower and shower screen, vanity unit with mixer tap, low flush WC, chrome radiator, tile effect PVC panelled walls, tile effect laminate flooring, PVC panelled ceiling with recessed spotlighting. Hot press.

Attached Garage

20'4 x 9'3
Range of units, oil fired boiler, roller shutter door, light and power.

Outside

Front garden with flowerbeds and brick paviour border. Tarmac driveway. Enclosed rear garden with raised timber decking area leading to superb lawn with surrounding flowerbeds with decorative stone border and mature trees. Summer house and garden shed. Outside tap.



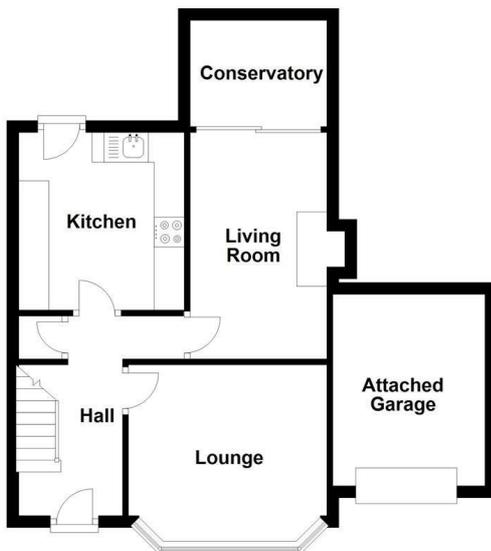




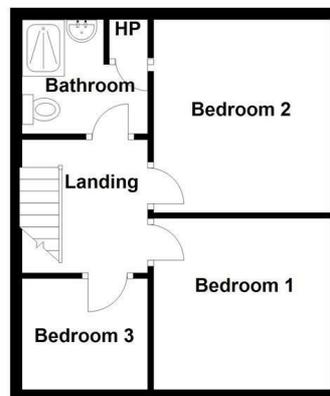




Ground Floor



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		
Northern Ireland	53	61
		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.

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