

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 ARDCARN DRIVE, BELFAST, BT5
7RS**

OFFERS OVER £129,950



A deceptively spacious four bedroom terraced house in the popular Ardcarne area. Within walking distance of the Dundonald village, this property offers family accommodation close to many local amenities.

Comprising of entrance hall with wood laminate flooring, good size lounge, and dining kitchen to include modern range of white gloss units, built in under oven with ceramic hob, fully tiled walls and ceramic tile flooring. The ground floor also includes a family bathroom comprising of white suite with electric shower over bath, fully tiled walls and ceramic tile flooring.

The first floor offers four well proportioned bedrooms including one bedroom with built in robe. The outside area includes large brick paviour area to front and enclosed rear garden with concrete patio, leading to a raised lawn area and brick storage shed. Other benefits include gas fired central heating and uPVC double glazed windows.

Located within the Ardcarne Estate, and offering great family accommodation with enclosed rear garden, this property is ideal for first time buyers or families wanting to be close to many local amenities within the Dundonald area, including the ever popular Glider bus route into Belfast City Centre.



Key Features

- Spacious Four Bedroom Terraced House In The Popular Ardcarn Estate
- Good Size Lounge And Modern White Gloss Kitchen With Ceramic Tile Flooring
- Fully Tiled Family Bathroom On The Ground Floor Comprising Of White Suite
- Four Well Proportioned Bedrooms On The First Floor, One With Built In Robe
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Large Brick Paviour Area To Front And Enclosed Rear Garden
- Within Walking Distance Of Dundonald Village And Close To Stormont Estate
- Ideal For First Time Buyers Or Families Wanting To Be Close To The Glider Route



Accommodation Comprises

Entrance Hall

Wood laminate flooring, half wood panelled walls.

Lounge

12'9 x 10'3 (at widest point)

Dining/ Kitchen

12'5 x 9'9

Modern range of high and low level white gloss units with granite effect work surfaces, inset 1/4 bowl sink unit with mixer tap, built in under oven, ceramic hob, stainless steel extractor hood, plumbed for washing machine, plumbed for dishwasher, space for fridge freezer, fully tiled walls, ceramic tile flooring, gas fired boiler, hot press.

Bathroom

White suite comprising panelled bath, electric shower, vanity unit with mixer taps, low flush w.c., chrome radiator, fully tiled walls, ceramic tile flooring, timber panelled ceiling.

First Floor

Landing

Half wood panelled walls.

Bedroom 1

11'8 x 10'8

Bedroom 2

12'5 x 9'4

Built in robes

Bedroom 3

10'8 x 6'6

Bedroom 4

10'9 x 6'4

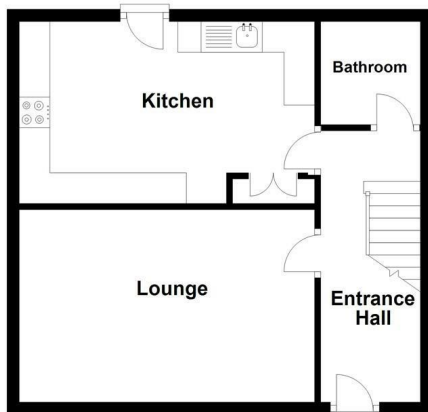
Outside

Front garden with large brick paved driveway. Enclosed rear garden with concrete area leading to raised lawn area, brick shed.

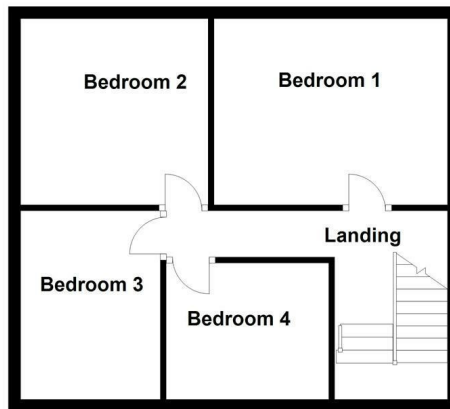




Ground Floor



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		
	69	74
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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