



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 20 FORT MANOR,  
DUNDONALD, BT16 1ZA**

**OFFERS OVER £135,000**



An excellent ground floor apartment, part of a recently built development in the heart of Dundonald, and one of sixteen apartments, this property is beautifully presented and ideal for both first time buyers and mature buyers wanting to downsize.

The accommodation is bigger than most of the apartments within the development, and includes attractive lounge, comprising of wood laminate flooring, and open to luxury dining kitchen. The kitchen includes an attractive range of units with integrated appliances, partly tiled walls, wood laminate flooring, and recessed spotlighting, open to dining area. Furthermore, two double bedrooms, both with wood laminate flooring, and master bedroom to include en-suite shower room comprising of walk-in shower cubicle with built-in shower, and chrome feature wall mounted radiator. Generous bathroom comprising of modern white suite, including built-in shower cubicle, separate bath, and recessed spotlighting.

The outside includes two designated car parking spaces and generous communal garden area, maintained by the management company. The accommodation is both attractive and easy to maintain, ideal for young professionals starting out and mature buyers wanting very little maintenance. A beautiful development close to the Dundonald village and the many local amenities on offer, not to mention the Glider bus service into Belfast city centre.



## Key Features

- Excellent Ground Floor Apartment In A Popular Development
- Attractive Lounge With Wood Laminate Flooring, Open To Kitchen
- Luxury Kitchen With Integrated Appliances And Dining Area
- Two Double Bedrooms, Master With En-Suite Shower Room
- Spacious Bathroom With Shower Cubicle & Separate Bath
- Two Designated Parking Spaces And Communal Garden Area
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Conveniently Located Close To Local Amenities & Glider Bus Service



### Accommodation Comprises

#### Communal Entrance Hall

##### Entrance Hall

Wood laminate flooring. Storage cupboard.

##### Lounge

12'9 x 11'3

Wood laminate flooring. Open to:

##### Dining Kitchen

11'4 x 8'6

Attractive range of high and low level units, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, integrated washer dryer, concealed gas fired boiler, part tiled walls, wood laminate flooring, recessed spotlighting.

##### Bedroom 1

15'0 x 13'4

Wood laminate flooring. Access to roofspace.

##### En-Suite Shower Room

Modern white suite comprising walk-in shower cubicle with built-in shower, tiled splashback and sliding shower door, pedestal wash hand basin with mixer tap, tiled splashback, and low flush WC. Extractor fan. Chrome radiator.

##### Bedroom 2

12'1 x 8'7

Wood laminate flooring.

##### Bathroom

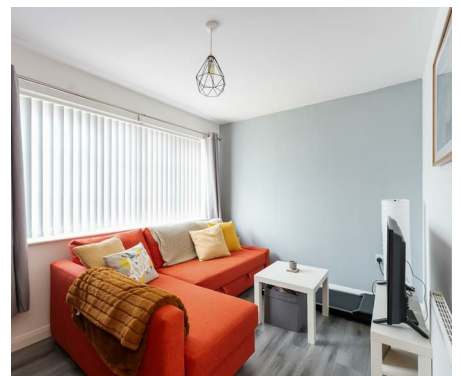
Modern white suite comprising panelled bath with mixer tap, telephone shower with tiled splashback, built-in shower cubicle with built-in shower, tiled walls and sliding shower door, pedestal wash hand basin with mixer tap and tiled splashback, and low flush WC. Chrome radiator. Recessed spotlighting. Extractor fan.

##### Outside

Two designated car parking.

##### Additional Information

Management company covers building insurance, window cleaning, maintenance of the communal garden and internal communal areas. Fee - £203 per quarter





Ground 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	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(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 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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