

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 BROOKLANDS DRIVE,  
DUNDONALD, BELFAST, BT16 2PH**

**OFFERS AROUND £159,950**





An extended end terrace property located in the popular Brooklands Drive, offering great accommodation with great gardens, generous off street parking and attractive outlook to the front.

Well presented throughout, the accommodation comprises of entrance hall with wood laminate flooring and cloak space under stairs, good size lounge, and spacious dining/kitchen. The kitchen includes an extensive range of modern units, partly tiled walls and ceramic tiled flooring. The first floor offers three well proportioned bedrooms, all including wood laminate flooring. Modern shower room comprising of walk-in shower cubicle with built-in shower, attractive vanity unit with illuminated mirror, PVC wall cladding and ceiling with recessed spotlighting.

The outside includes generous tarmac driveway to the front, widened in recent years to allow for additional parking. Enclosed rear garden with good sized lawn and patio, garden store and large garden to side with raised decking area, lawn and privacy fence. Situated within a much sought after residential area, convenient to many schools, Dundonald village and the popular Glider bus route into Belfast city centre.



## Key Features

- An Extended End Terrace Property In The Popular Brooklands Drive Location
- Entrance Hall With Wood Laminate Flooring And Good Size Lounge
- Spacious Dining / Kitchen With Extensive Range of Modern Units
- Offering Three Good Size Bedrooms, All With Wood Laminate Flooring
- Modern Shower Room With Walk-In Shower Cubicle And Built-In Shower
- New Fascia & Soffits, PVC Double Glazing And Gas Fired Central Heating
- Enclosed Rear Garden With Good Size Lawn And Patio, And Garden Store
- Convenient To Many Schools, Dundonald Village And Popular Glider Bus Service



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring, cupboard under stairs.

#### Lounge

12'8" x 12'6"

#### Dining Kitchen

15'7" x 14'6"

(At widest) Extensive range of high and low level modern units, granite effect work surfaces with inset one and a quarter bowl single drainer stainless steel sink unit with mixer taps, space for range cooker, plumbed for washing machine, plumbed for dishwasher, part tiled walls, ceramic tiled floor, open to dining area, storage cupboard.

#### Rear Entrance Porch

Ceramic tiled floor.

#### First Floor

#### Landing

#### Bedroom 1

12'6" x 9'8"

(At widest) Wood laminate flooring.

#### Bedroom 2

12'6" x 9'1"

Wood laminate flooring.

#### Bedroom 3

10'4" x 6'7"

(At widest) Wood laminate flooring. Built-in cupboard with gas fired boiler.

#### Shower Room

Modern white suite comprising walk-in shower cubicle with built-in shower and sliding shower doors, vanity unit with mixer taps, illuminated mirror, low flush WC, chrome feature radiator, PVC wall cladding, tile effect laminate flooring, PVC panelled ceiling with recessed spotlighting.

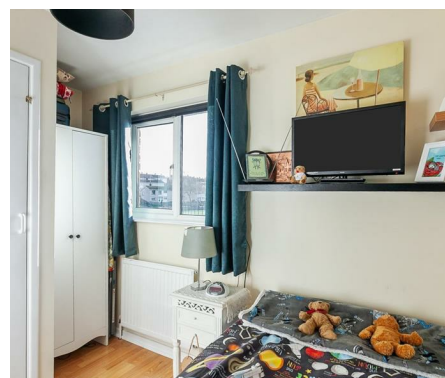
#### Outside

Generous tarmac driveway to the front, enclosed rear garden with good size lawn and generous patio with surrounding flowerbeds and outside water tap. Large garden to the side with lawn, raised decking area and boundary fence.

#### Garden Store

8'5" x 5'6"

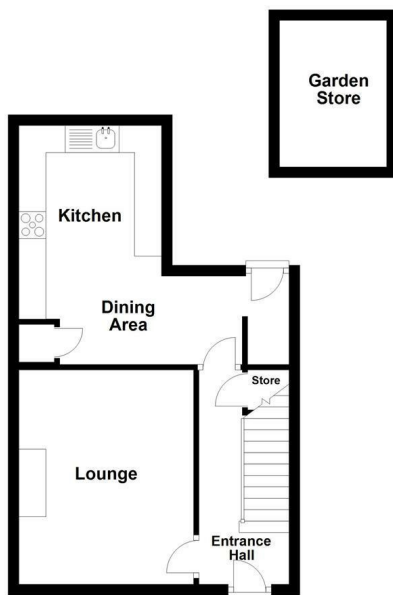
Light & power.



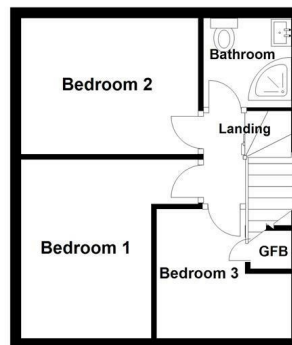




Ground Floor



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		
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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