

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1057 UPPER NEWTOWNARDS ROAD,  
BELFAST, BT16 2RW**

**OFFERS AROUND £225,000**



A well presented, detached family home, located on the popular Upper Newtownards Road, within walking distance of Dundonald village, and offering great accommodation with gardens and garage.

Sitting on an elevated site, the accommodation offers an attractive outlook to the front, and comprises entrance hall, well proportioned lounge, separate dining room with hole-in-wall fireplace, including gas fire and patio doors to rear garden. Modern kitchen comprising range of white gloss units with granite effect worktops, built-in double oven and ceramic hob, integrated dishwasher and access to garden.

The first floor offers three well proportioned bedrooms, family bathroom comprising white suite with fully tiled walls, wood effect laminate flooring, and separate toilet with matching flooring. The first floor has the added bonus of a spacious roofspace, accessed via slingsby ladder, and partly floored. The gardens include a good size front garden with lawn, flowerbeds and boundary wall, and tarmac driveway to side leading to detached garage. The rear garden is enclosed with tiered flowerbeds and lawn, surrounded by mature trees.

Situated close to Dundonald village and convenient to the many local amenities in the area, including schools, and of course the ever popular glider bus service into Belfast city centre. This property makes for the ideal family home at an affordable price in a convenient location for many buyers.



## Key Features

- Excellent Detached Family Home In Popular Location
- Modern Kitchen With Built-In Double Oven And Dishwasher
- Bathroom With Fully Tiled Walls, Laminate Flooring And Separate WC
- Gardens To Front And Rear, Driveway & Detached Garage
- Lounge And Separate Dining Room With Fireplace
- Three Well Proportioned Bedrooms & Partly Floored Roofspace
- Gas Fired Central Heating And uPVC Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

#### Lounge

11'4 x 11'4

#### Dining Room

11'0 x 10'6

?? wood fireplace with gas fire and tiled hearth, patio door to rear garden.

#### Kitchen

9'7 x 7'3

Modern range of white gloss units, granite effect work surfaces with upstand, inset single drainer sink unit with mixer tap, built in double oven, ceramic hob, glass splash back and integrated extractor hood, integrated dishwasher.

#### First Floor

#### Landing

Access to roofspace.

#### Bedroom 1

11'5 x 9'9

#### Bedroom 2

11'1 x 10'6

#### Bedroom 3

8'3 x 7'9

#### Bathroom

White suite comprising panelled bath with mixer tap, telephone shower, pedestal wash hand basin, fully tiled walls, wood effect laminate flooring, Wood panelled ceiling, cupboard with gas fired boiler.

#### Separate WC

Low flush WC, wood effect laminate flooring.

#### Roofspace

Slingsby ladder to partly floored roofspace.

#### Outside

Front garden with lawn, flowerbeds and boundary with tarmac driveway to side, enclosed rear garden with tiered flowerbeds leading to lawn.

#### Detached Garage

18'9 x 9'3

Light and power, plumbed for washing machine, up and over door.





















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>	63	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.

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