



ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 GLENDHU PARK, BELFAST, BT4  
2QH**

**OFFERS AROUND £129,950**



A deceptively spacious mid terrace property, offering great accommodation in a residential area just off the Carnerville Road, to include off street parking and enclosed rear garden.

The accommodation includes entrance hall with wood laminate flooring, good size lounge, and generous dining kitchen, comprising extensive range of units, double built-in under oven with gas hob, partly tiled walls and wood laminate flooring. The first floor includes three well proportioned bedrooms, including bedroom three with built-in wardrobe and wood laminate flooring. Luxury shower room comprising of modern white suite with shower cubicle with built-in shower, vanity unit and chrome feature radiator, PVC wall cladding and ceiling with recessed spotlighting, and tile effect laminate flooring.

The outside includes gated driveway to front and enclosed rear paved garden with two large garden sheds, situated in a convenient location to both East Belfast and Holywood, not to mention easy access to Belfast city airport and Belfast city centre.



## Key Features

- Excellent Mid Terrace In Popular Location
- Good Size Living Room Leading To Dining Kitchen
- Modern Kitchen With Built-In Double Oven
- Three Well Proportioned Bedrooms To First Floor
- Luxury Shower Room With Walk-In Cubicle
- Gas Fired Central Heating & uPVC Double Glazing
- Gated Driveway, Paved Areas And Two Garden Sheds
- Convenient Location Close To A Range Of Amenities



## Accommodation Comprises

### Entrance Hall

Wood laminate floor.

### Lounge

12'4 x 11'5

### Dining/Kitchen

15'7 x 10'4

Excellent range of high and low level units, marble effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, double built in oven, gas hob, integrated extractor hood, plumbed for washing machine, part tiled walls, wood laminate floor, storage cupboard under stairs, larder.

### Rear Entrance Porch

Part tiled walls, tile effect laminate floor.

## First Floor

### Landing

Linen cupboard with gas fired boiler.

### Bedroom 1

12'4 x 8'7

### Bedroom 2

10'5 x 8'3

### Bedroom 3

9'6 x 6'9

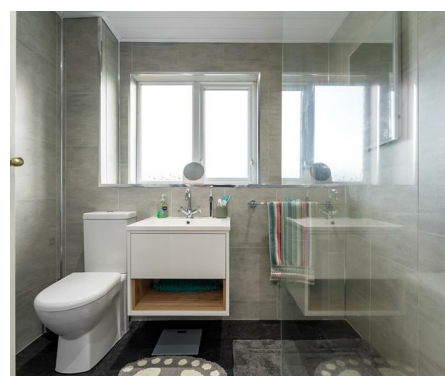
Wood laminate floor, built in walk in robe.

### Shower Room

Luxury white suite comprising large walk in shower cubicle with built in rainfall shower and hand held shower, shower screen, vanity unit with mixer tap, low flush WC, chrome feature radiator, PVC wall cladding, tile effect laminate floor, PVC panelled ceiling with recessed spot lighting.

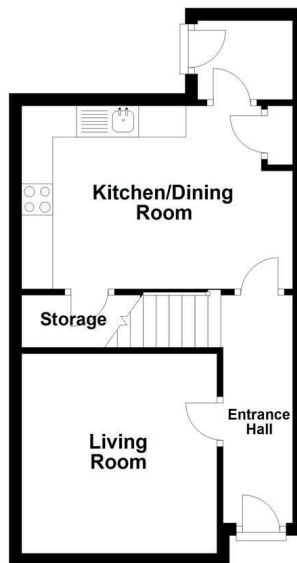
### Outside

Gated driveway to front with paved and grass area, enclosed rear paved area with two large garden sheds.

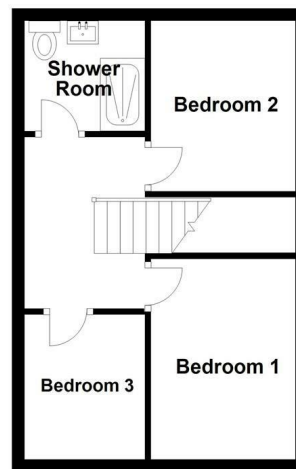





Ground Floor



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 misstatement. 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	76
(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			
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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