



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

[ballyhackamore@ulsterpropertysales.co.uk](mailto:ballyhackamore@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £129,950**





An excellent three bedroom terrace 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 leading to good size lounge with wood laminate flooring, and kitchen with range of units. The ground floor also includes a family bathroom comprising of modern white suite with built-in rainfall shower over bath, partly tiled walls and ceramic tiled flooring. The first floor offers three well proportioned bedroom, two with built-in storage. The outside area includes small pebble stone area to front, and enclosed good size garden to rear. Other benefits include gas fired central heating and uPVC double glazed windows.

Located within the Ardcarne Estate, and offering great family accommodation, 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

- Excellent Terrace Property In Popular Location
- Spacious Lounge With Wood Laminate Flooring
- Good Size Kitchen With Range Of Units
- Modern Bathroom Suite With Shower Over Bath
- Three Well Proportioned Bedrooms, Two With Storage
- Small Stone Area To Front And Garden To Rear
- Gas Fired Central Heating & Upvc Double Glazed Windows
- Convenient Location Close To A Wide Range Of Amenities
- Electrical Re-Wire Carried Out In 2020



## Accommodation Comprises

### Entrance Hall

Wood laminate flooring, cupboard under stairs.

### Lounge

12'7 x 10'2

(at widest points) Wood laminate flooring.

### Kitchen

12'7 x 8'8

Range of high and low level units, formica work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, space for cooker, stainless steel extractor hood, plumbed for washing machine, plumbed for dishwasher, gas fired boiler.

### Bathroom

Modern white suite comprising panelled bath, built in rainfall shower and hand held shower, tiled splashback, shower screen, vanity unit with mixer tap, low flush WC, ceramic tiled floor, extractor fan, timber panelled ceiling.

### First Floor

### Landing

### Bedroom 1

12'7 x 10'7

(at widest points)

### Bedroom 2

12'8 x 9'6

Built in robe.

### Bedroom 3

9'5 x 6'8

Built in cupboard.

### Outside

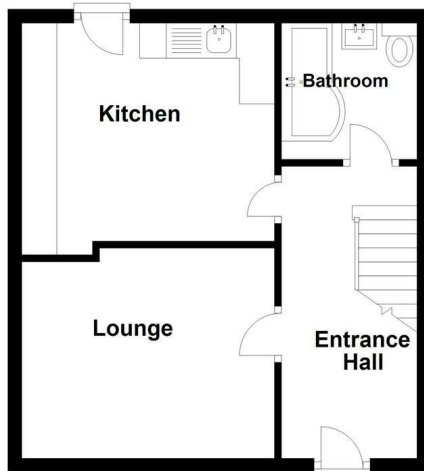
Small pebble stone area with space to park a car, enclosed rear yard.



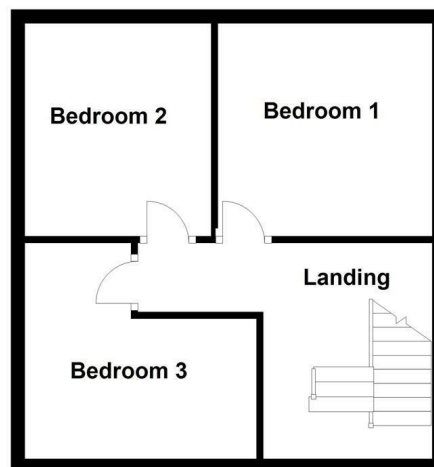




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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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