



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**39 CULROSS DRIVE, DUNDONALD,  
BT16 2SH**

**OFFERS AROUND £129,950**





An excellent mid terrace property with deceptively spacious accommodation, both well presented and situated within the popular Ballybeen area, and including an enclosed rear garden.

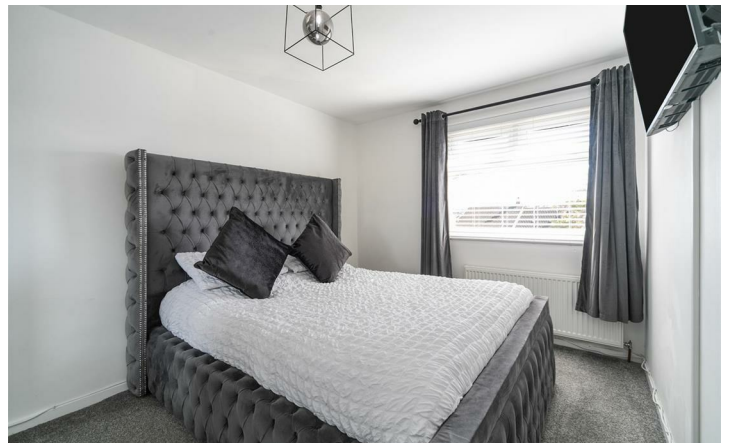
The accommodation comprises lounge with wood laminate flooring, generous kitchen dining to include an extensive range of units with built-in oven and ceramic hob, partly tiled walls and ceramic tiled flooring. The first floor includes three well proportioned bedrooms, including built-in robes, modern white bathroom suite comprising panelled bath and fully tiled walls.

Well presented throughout, and improved recently by the current owners, this property is perfect for the young family or first time buyers, wanting to be in a popular area close to a vast range of amenities, including Dundonald village, and bus routes into the city centre.



## Key Features

- Excellent Mid Terrace Property In A Popular Location
- Lounge With Wood Laminate Flooring
- Kitchen With Built-In Oven And Hob, And Tiled Flooring
- Three Well Proportioned Bedrooms With Built-In Storage
- Modern White Bathroom Suite With Tiled Walls
- Gas Fired Central Heating & Upvc Double Glazed Windows
- Garden To Front And Garden To Rear With Artificial Grass
- Convenient Location Close To A Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Tiled floor.

#### Lounge

14'5 x 11'9

Wood laminate flooring.

#### Kitchen/Dining

17'3 x 10'1

Range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven, hob with extractor hood, space for fridge freezer, plumbing for washing machine and dishwasher, part tiled walls, ceramic tiled flooring, open to dining area, storage under stairs, cupboard with gas fired boiler.

#### First Floor

##### Landing

Linen cupboard.

##### Bedroom 1

12'4 x 8'8

Built-in robes.

##### Bedroom 2

10'8 x 10'1

Built-in robes.

##### Bedroom 3

9'5 x 8'3

Built-in cupboard.

##### Bathroom

Modern white suite comprising panelled bath with mixer tap, telephone shower, pedestal wash hand basin, low flush WC, fully tiled walls, extractor fan.

##### Outside

Small front garden with lawn. Enclosed rear garden with artificial grass area and boundary fence.

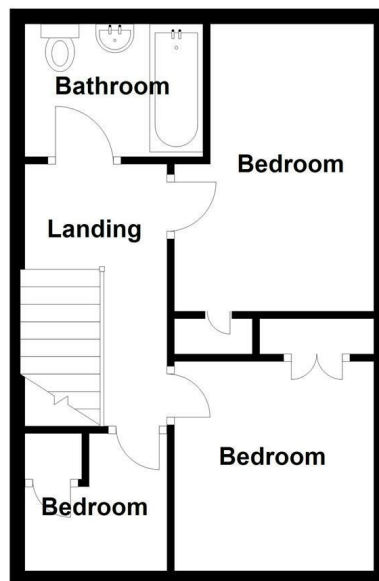
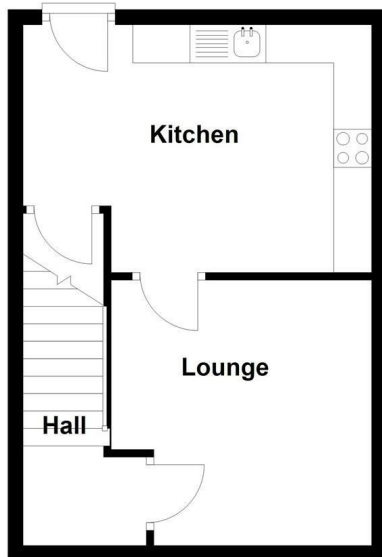






### First Floor

### Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D		
(39-54) E	50	
(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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