



ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**25 GRAND PRIX PARK, BELFAST, BT16 2BD**

**OFFERS AROUND £239,950**

A charming detached bungalow sitting on an elevated site, offering generous accommodation with an enclosed west facing garden and detached garage, situated in a quiet and secluded location within a cul de sac position.

The accommodation will need some modernisation but is both flexible and generous, currently arranged with dining room to the front including bay window and mock hole in wall fireplace. Three well proportioned bedrooms, and good sized lounge to the rear. Furthermore, the kitchen includes a range of units with space for appliances and breakfast area, modern shower room which has been updated more recently, to include modern white suite with walk-in shower cubicle and built-in rainfall shower, vanity unit with mirror cabinet, pvc wall cladding and ceiling with recessed spotlighting.

Sitting on an elevated site, there are steps to the front but is completely flat to the rear, ideal for downsizers, and includes a well maintained west facing garden with patio and lawn, large garden shed with electric, and detached garage. The position of this home is ideal for what is a very private rear garden and lots of sun and lots of storage space for the mature buyer. A must view to fully appreciate this 1930's bungalow with lots of charm and space.



## Key Features

- Detached Three Bedroom Bungalow On An Elevated Site In A Cul De Sac Position
- Bright and Spacious Rooms To the Front With Bay Windows
- Family Bathroom With Modern White Suite and Walk In Shower Cubicle
- Convenient Location Close To A Wide Range Of Amenities And Arterial Routes
- Great Accommodation Providing Flexible Living Space To Fit Individual Needs
- Fitted Kitchen With Range of Unit and Space For Breakfast Area
- West Facing Rear Garden In Lawn and Patio With Detached Garage
- Requiring some Modernisation, Ideal For Downsizers or Home Movers Alike



### Accommodation Comprises:

#### Entrance Porch

#### Entrance Hall

#### Lounge

12'9 x 11'3

(At widest point)

#### Dining Room

12'4 x 11'2

(Into Bay)

#### Kitchen

11'7 x 9'6

Range of high and low level units, formica worksurfaces, single drainer double bowl stainless steel sink unit, space for cooker, plumbed for washing machine, wooden clad walls.

#### Bedroom 1

12'4 x 11'2

(Into Bay)

#### Bedroom 2

11'2 x 8'8

(At widest point)

#### Bedroom 3

11'3 x 9'9

(At widest point)

### Shower Room

Modern white suite comprising: Walk in shower cubicle with built in rainfall shower head and hand held shower head, sliding shower door, vanity unit with mixer taps, low flush WC, PVC panelled walls, feature chrome wall mounted radiator, mirrored cabinet, linen cupboard, PVC panelled ceiling with recessed spotlights.

### Outside

Enclosed West facing garden with lawn and patio, greenhouse, boiler house housing Gas Fired Boiler, outbuilding with electric.

### Detached Garage

19'9 x 9'8

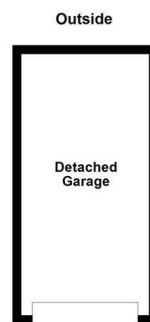
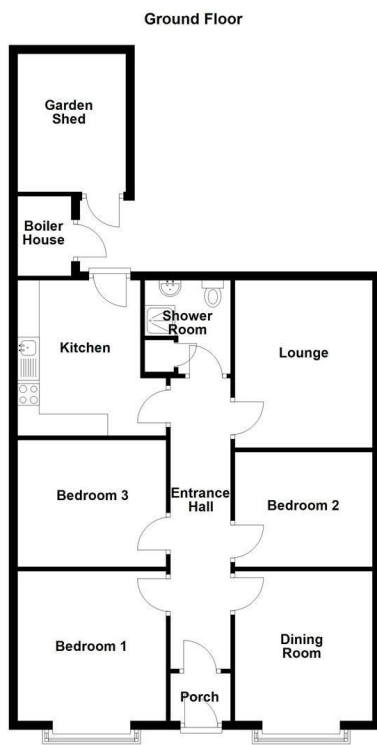
Power and light, up and over door.











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>	67	69
		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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