

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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**028 9047 1515**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7A CRAIGNISH CRESCENT,  
DUNDONALD, BT16 2NP**

**OFFERS AROUND £79,950**





An excellent ground floor maisonette within the Ballybeen area of Dundonald.

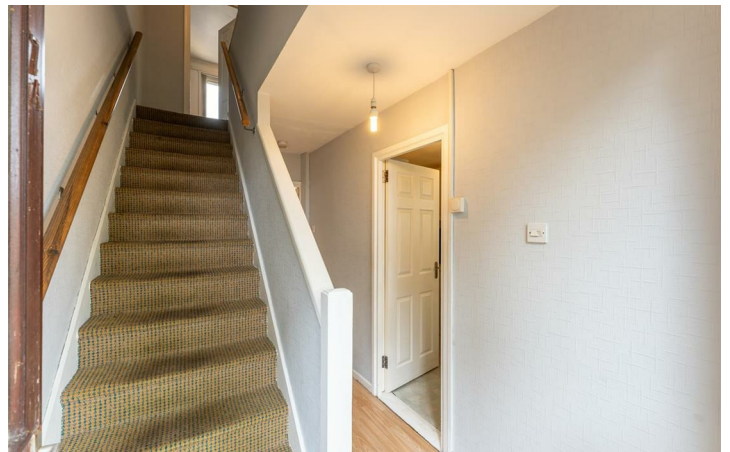
Comprising entrance hall, lounge with laminate flooring and fitted kitchen on the lower level, the property has a further floor that comprises two well-appointed bedrooms and a bathroom. Other benefits include gas fired central heating, PVC double glazing and low maintenance fees. The property is located in close proximity to Dundonald Village, Ulster Hospital, Stormont Buildings whilst being a short commute to Belfast City Centre and Newtownards town centre.

The apartment will appeal to many first time buyers, young professionals, someone wishing to downsize and investors seeking a rental property. High demand is expected for this property so early viewing is recommended.



## Key Features

- Ground Floor Maisonette / Duplex Apartment
- Spacious Living Room With Laminate Flooring
- Fitted Kitchen With Range Of Units And Part Tiled Walls
- Two Bedrooms And White Bathroom Suite
- Gas Fired Central Heating And Double Glazed Windows
- Located In Dundonald, Close To Many Local Amenities
- Ideal Investment Property Or First Time Buyer Home
- Low Maintenance Fees And No Onward Chain



### Accommodation Comprises

#### Entrance Hall

Laminate strip wood flooring.

#### Living Room

12'9 x 11'3

Laminate strip wood flooring.

#### Rear Hall

Laminate strip wood flooring.  
Storage under stairs.

#### Kitchen

12'3 x 6'8

Range of units, single drainer stainless steel sink unit, plumbed for washing machine, space for cooker, part tiled walls.

#### First Floor

##### Bedroom 1

12'9 x 8'5

##### Bedroom 2

9'7 x 7'8

Built-in cupboard with gas boiler.

### Shower Room

Comprising shower cubicle with electric shower, wash hand basin, low flush WC, part tiled walls.

### Outside

Small garden in lawn with storage area.

### Additional Information

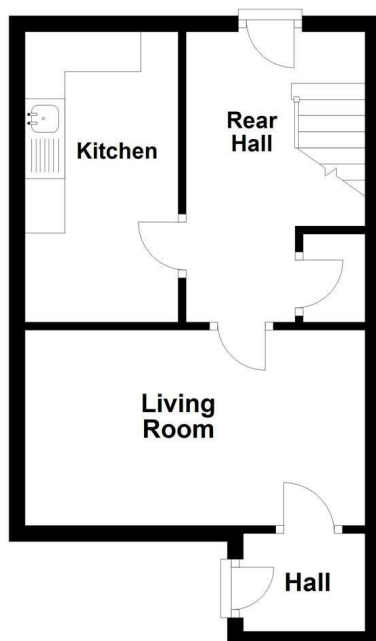
Ground rent, maintenance & Building Insurance - £38.72 pm  
Rates - £8.72 p/w



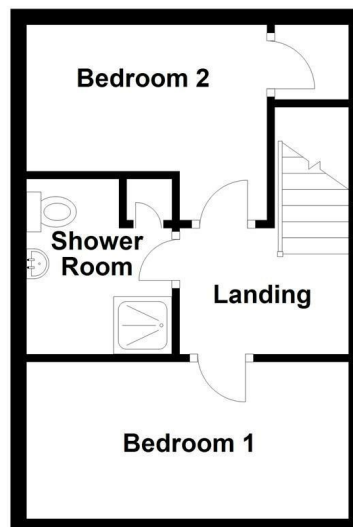




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	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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