

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 STRATHEARN PARK, BELFAST, BT4 2GN**

**OFFERS AROUND £299,950**



Nestled in the highly sought-after Strathearn Park area of Belfast, off the Circular Road this attractive detached bungalow offers a superb opportunity for families and down sizers alike.

Comprising a generous living room to the front, the property further benefits from an extended kitchen with breakfast area and leads to a dining room. Additionally there are three well proportioned bedrooms on the ground floor with modern shower room. Furthermore, the property benefits from an additional versatile room in the roof space with the bonus of a shower room, there is ample accommodation to suit a variety of lifestyles.

Outside, beautifully maintained gardens provide a peaceful outdoor space, while a driveway leads to the detached garage and carport offering easy access to the back door.

Combining practicality, comfort, and a prime address, this delightful bungalow is sure to attract strong interest. Early viewing is highly recommended to fully appreciate all it has to offer.



## Key Features

- Three Bed Extended Detached Bungalow In the Popular Strathearn Park Area, Off the Circular Road
- Extended Kitchen With Excellent Range of Units and Breakfast Area
- Modern Fitted Shower Room With Walk In Shower Cubicle and Partly Tiled Walls
- Further Benefits Include Gas Fired Central Heating and Double Glazing Throughout
- Spacious Lounge To The Front Featuring Attractive Fireplace With Gas Fire
- The Ground Floor Features Three Well Proportioned Bedrooms
- Additionally on the First Floor the Property Includes an Adaptable Use Room and Shower Room
- Externally There is Paved Driveway Leading to Car Port and Detached Garage



## Accommodation Comprises

### Entrance Hall

PVC front door, laminate wood flooring.

### Lounge

17'2 x 10'9

Laminate wood flooring, attractive fireplace including gas fire, double doors to dining room.

### Kitchen/Breakfast

16' x 10'9

Excellent range of high and low level units, 1 1/2 single drainer stainless steel sink unit with mixer taps, integrated double oven and ceramic hob with stainless steel extractor fan, integrated fridge freezer, integrated dishwasher, plumbed for washing machine, partly tiled walls, fully tiled flooring, recessed spotlights.

### Dining Room

14'9 x 9'7

Laminate wood flooring, doors to living room.

### Bedroom 1

11'5 x 8'9

Laminate wood flooring, built in robes.

### Bedroom 2

12'2 x 9'6

Laminate wood flooring, built in robes.

### Bedroom 3

9'6 x 6'8

Laminate wood flooring.

## Shower Room

White suite comprising, walk in shower with thermostatically controlled shower unit and telephone hand shower, low flush WC, pedestal wash hand basin, partly tiled walls, cupboard housing gas boiler.

## Fixed Staircase to:

### Landing

Built in storage cupboard.

### Room 1

13'3 x 10'9

Laminate wood flooring, range of built in robes.

## Shower Room

White suite comprising: Shower cubicle with sliding shower door, low flush WC, pedestal wash hand basin, fully tiled walls, heated towel rail.

## Outside

Front gardens with flower beds, paved driveway leading to car port and detached garage. Attractive gardens in lawn with patio area and boundary heading.









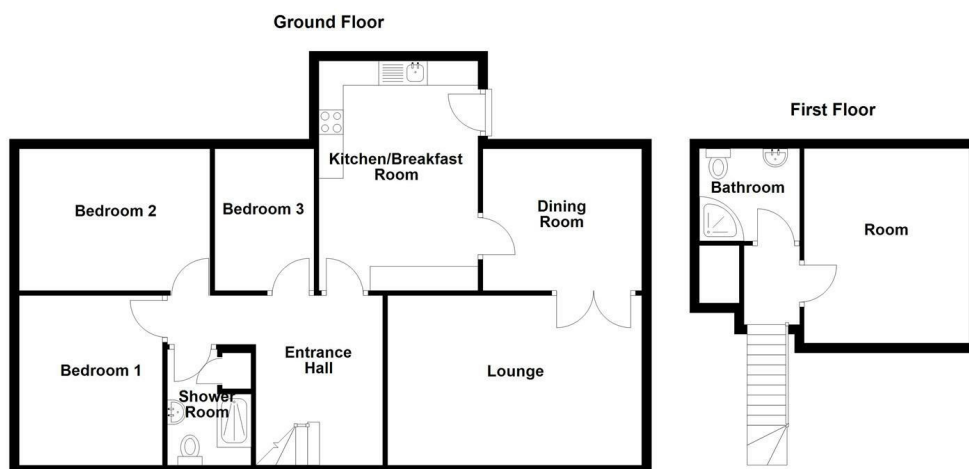












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 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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