

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**14 HANWOOD HEIGHTS, DUNDONALD, BT16
1XU**

OFFERS OVER £199,950

A deceptively spacious four bedroom semi-detached property in a popular residential area, offering well maintained accommodation and generous garden to rear.

The accommodation comprises entrance hall, lounge with wall mounted electric fire and slate tiled hearth, and archway to dining room, all with wood laminate flooring. Kitchen includes extensive range of solid Oak units, display cabinets, space for appliances, and partly tiled walls with solid Oak wood flooring.

The first floor includes three well proportioned bedrooms, one with wood laminate flooring. Family bathroom comprising of white suite with panelled bath, fully tiled walls and ceramic tiled flooring. The lower ground floor includes a generous bedroom with built-in robe and patio doors to rear garden. En-suite shower room comprising of modern white suite, walk-in shower cubicle, fully tiled walls and ceramic tiled flooring.

The outside area includes brick paviour area with driveway to front. Covered area to rear with built-in multi-jet hot tub, generous rear garden with large patio and lawn area, including brick BBQ for family entertainment. A great property at a great price, offering great space for a family wanting to be close to many local amenities within the Dundonald Area. View now to avoid disappointment!



Key Features

- Excellent Four Bedroom Semi-Detached Property In A Popular Area
- Kitchen With Solid Oak Units And Solid Oak Wood Flooring
- Family Bathroom With Panelled Bath & Ceramic Tiled Flooring
- Generous Rear Garden & Covered Area With Inset Multi-Jet Hot Tub
- Lounge With Wall Mounted Electric Fire & Archway To Dining Room
- Four Bedrooms, One To Lower Ground Floor With En-Suite
- Oil Fired Central Heating & PVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Lounge

13'5 x 11'2

(at widest points) Mock fireplace with wall mounted electric fire and slate tiled hearth. Wood laminate flooring. Recessed spotlighting. Archway to dining room.

Dining Room

9'7 x 8'7

Wood laminate flooring.

Kitchen

11'2 x 8'7

Extensive range of high and low level solid Oak units including display cabinets, Formica work surfaces with inset 1 1/4 bowl single drainer sink unit with mixer tap, built-in oven, ceramic hob with integrated extractor hood, plumbed for washing machine, plumbed for dishwasher, space for undercounter fridge and undercounter freezer. Part tiled walls, solid Oak wood flooring.

First Floor

Landing

Hotpress.

Bedroom 1

13'1 x 8'8

Wood laminate flooring.

Bedroom 2

11'2 x 9'7

Bedroom 3

8'1 x 7'9

Bathroom

White suite comprising panelled bath, pedestal wash hand basin and low flush WC. Fully tiled walls, ceramic tiled flooring, wood panelled ceiling with recessed spotlights.

Lower Ground Floor

Bedroom 4

21'4 x 19'0

(at widest points) Patio doors to rear garden. Built-in robe.

En-Suite Shower Room

Modern white suite with walk-in shower cubicle, pedestal wash hand basin with mixer tap and low flush WC. Fully tiled walls, ceramic tiled flooring, recessed spotlighting, extractor fan.

Outside

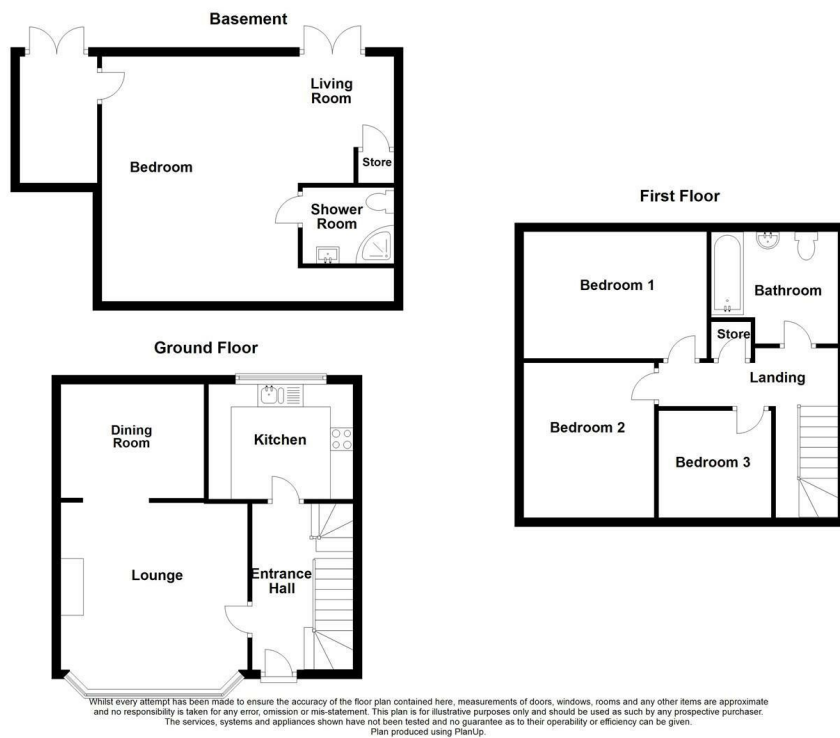
Brick paviour area to front with driveway. Enclosed rear garden with large patio area and lawn area including brick BBQ area. Covered area with built-in multi-jet hot tub. Garden shed. Boiler house with oil fired boiler and oil tank.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		53	65
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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