

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

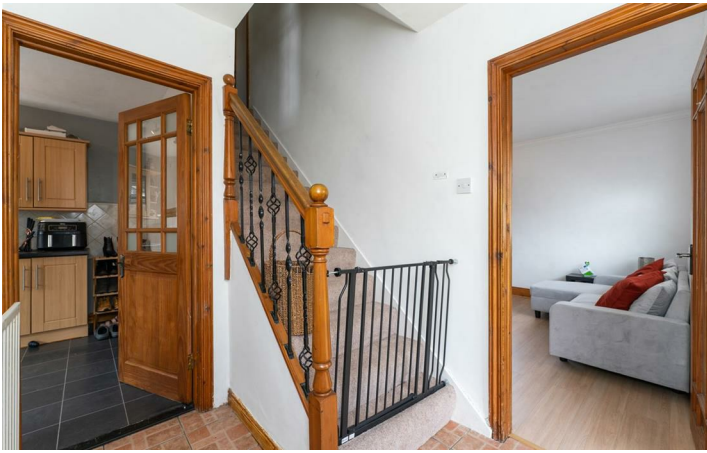
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 BUTE PARK, DUNDONALD,
BT16 2NU**

OFFERS AROUND £109,950



This end terrace property benefits from being in a corner location and offers a garden to the front and side, plus a patio area to the rear.

Close to amenities, a number of schools and with The Ulster Hospital, and Glider Bus System being close by we are pleased to offer for sale this conveniently located property.

Internally offering spacious accommodation to include living room, kitchen open to breakfast/dining and three bedrooms plus a white bathroom suite, gas fired central heating and uPVC double glazing also add to the appeal this property will have. An ideal purchase for first time buyers and investors alike, this property can only be appreciated upon an internal inspection.



Key Features

- Attractive End Terrace In Popular Location
- Good Sized Living Room With Laminate Flooring
- Fitted Kitchen With Breakfast / Dining Area
- Gas Fired Heating And Double Glazed Windows
- Three Bedrooms and Shower Room On The First Floor
- Spacious Corner Site With Gardens To Front And Side
- Convenient Location Close To A Wide Range Of Amenities
- Excellent First Time Buy Or Investment Property



Accommodation Comprises

Entrance Hall

Living Room

15'8 x 10'8

Laminate strip wood flooring.

Kitchen/Dining

15'9 x 11'8

(L-shaped) Single drainer stainless steel sink unit, range of high and low level units, part tiled walls, integrated dishwasher, fully tiled floors, plumbing for washing machine, PVC back door, storage under stairs.

Bedroom 1

16' x 11'

Laminate strip wood flooring, built in wardrobe.

Bedroom 2

8'3 x 7'

Laminate strip wood flooring.

Bedroom 3

8'7" x 8'3"

Laminate strip wood flooring.

Bathroom

White suite comprising of shower over bath, vanity unit, fully tiled walls.

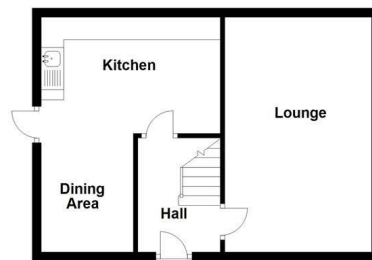
Outside

Lawn to front and side, yard/patio to rear.

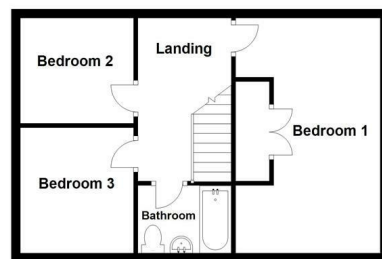




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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.

ULSTERPROPERTYSALES.CO.UK

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