

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



59 OLD MILL PARK, BELFAST, BT16 1WF

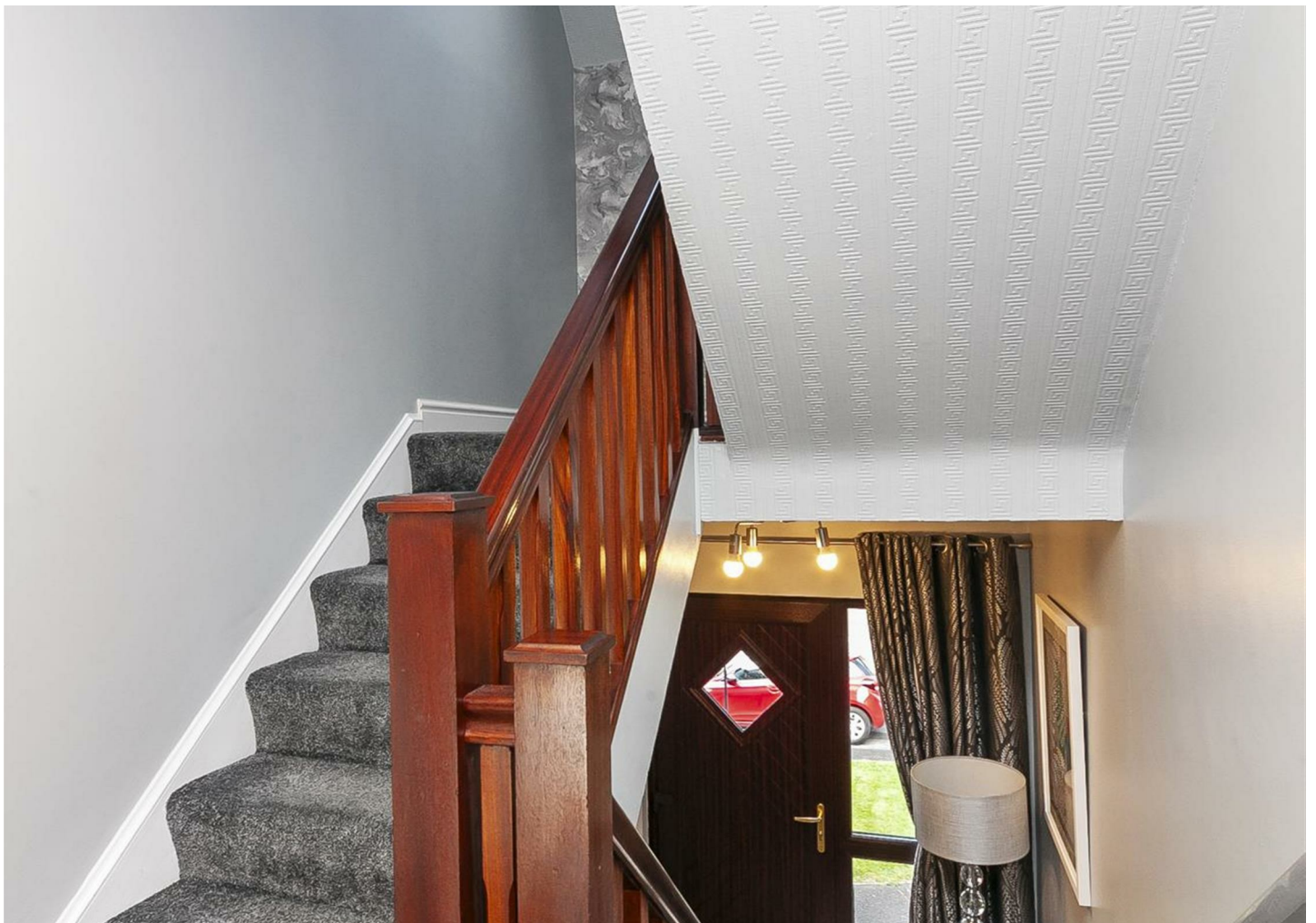
OFFERS AROUND £239,500

A deceptively spacious three bedroom semi-detached property in the well established Old Mill development in Dundonald.

The accommodation comprises of a bright spacious entrance hall with staircase leading to the ground floor, which includes a good size bedroom with walk-in wardrobe, and ensuite bathroom. A fitted kitchen area ideal for teenagers or additional family members.

The first floor includes generous sized lounge with attractive stone style chimney breast, laminate flooring, and archway to dining area with sliding patio doors and laminate flooring, open to modern fitted kitchen. The kitchen comprises of range of high and low level units along with partly tiled walls and laminate flooring.

The second floor offers family bathroom suite, and a further three well proportioned bedrooms, including master bedroom with built-in robes, and ensuite shower room. Further benefits include gas fired central heating and uPVC double glazed windows. The outside includes a beautifully landscaped enclosed rear garden with timber decking area, leading to raised lawn area and tarmac driveway to front allowing for multiple cars. Built in around 1998, this property provides everything a family needs in a successful residential development in the Dundonald area, close to Newtownards town centre and easy access to Belfast city centre via the Glider bus service from Dundonald.



Key Features

- A Deceptively Spacious Three Bedroom Property In Old Mill Development
- Separate Kitchen Area Also On The Ground Floor Offering Modern Living
- Family Bathroom Suite And A Further Three Bedrooms On The Second Floor
- Further Benefits Include Gas Central Heating & uPVC Double glazing
- Good Sized Bedroom With Walk-in Wardrobe & Ensuite on Ground Floor
- Generous Lounge Open To Dining And Kitchen Area On The First Floor
- Master Bedroom With Built-in Robes, And Ensuite Shower Room
- Enclosed Rear Garden With Timber Decking Area & Driveway To Front



Accommodation Comprises

First Floor

Entrance Hall

Laminate strip wooden flooring

Kitchen/Dining

22'4 x 12'0

Modern range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, partly tiled walls, laminate strip wood flooring, PVC sliding door to rear, archway to:

Lounge

15'0 x 14'0

Laminate strip wooden flooring, feature slate chimney.

Second Floor

Landing

Cupboard, gas boiler.

Bedroom 1

14'2 x 11'0

Laminate strip wooden flooring, built in wardrobe.

En suite

White suite comprising shower cubicle, vanity unit with mixer tap, low flush w.c., laminate strip wood flooring, part panelled walls, recessed spotlights, Velux window.

Bedroom 2

11'0 x 8'5

Laminate strip wood flooring.

Bedroom 3

8'8 x 6'8

Laminate strip wood flooring.

Bathroom

White suite comprising panelled bath, vanity unit with mixer tap, low flush w.c., panelled walls.

Lower Level

PVC door access from driveway.

Living Room

17'0 x 11'6

Laminate strip wooden flooring.

Kitchen

11'0 x 9'7

Range of high and low level units, single drainer stainless steel sink unit, partly tiled walls, fully tiled floor, plumbed for washing machine.

Study

Built in cupboard, laminate strip wooden flooring.

Shower Room

White suite comprising walk-in shower cubicle with built-in shower, vanity unit with mixer tap, low flush w.c., laminate flooring.

Outside

Attractive easily managed garden to the front in lawn with driveway. Private enclosed garden to rear in lawn leading to a feature decked area and onto a grass bank offering extra privacy.



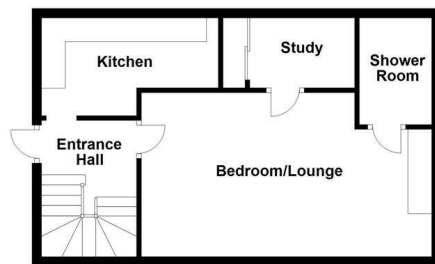




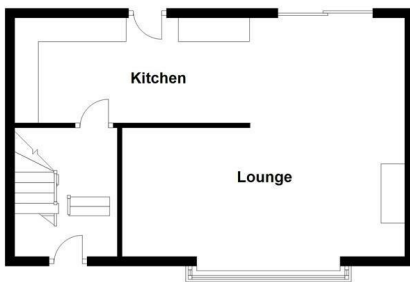




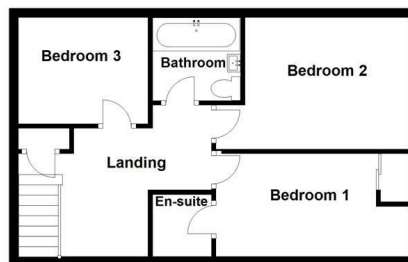
Ground Floor



First Floor



Second 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(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.

ULSTERPROPERTYSALES.CO.UK

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