

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



15 SANDHILL GARDENS, BELFAST, BT5 6FF

OFFERS AROUND £229,950

An attractive red brick semi-detached property with bay windows, enclosed rear garden and detached garage, in need of modernisation and located in a much sought after area close to Ballyhackamore, this property is great value for money.

The accommodation comprises of spacious entrance hall to lounge with carved wood fireplace, and solid wood flooring. Living room with solid wood flooring, and dining area to kitchen comprising of range of units with integrated dishwasher and partly tiled walls. The first floor included three good size bedrooms, one with bay window and second bedroom to include double built-in robe. Bathroom comprising of white suite, built-in shower over bath, chrome feature radiator and wood panel flooring.

Situated just off the Sandown Road, and within walking distance to Ballyhackamore, this property offers a fantastic opportunity for someone to put their own stamp on it, starting with a blank canvas. The outside area includes small front garden and gated driveway, leading to detached garage and enclosed rear garden with brick paviour patio leading to lawn and flowerbeds. An ideal investment or for young professionals wanting to do lots of improvements on what would be a fantastic home for many.



Key Features

- Excellent Red Brick Semi-Detached Property With Garage
- Dining Area Leading To Kitchen With Integrated Dishwasher
- Bathroom With Shower Over Bath & Wood Panel Flooring
- Enclosed Rear Garden With Lawn And Patio Area
- Lounge & Living Room, Both With Solid Wood Flooring
- Three Good Sized Bedrooms, One With Bay Window
- Oil Fired Central Heating System & Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Lounge

13'0 x 12'0

(into bay) Laminated wood flooring, fireplace with tiled inset and hearth.

Kitchen/Dining

20'0 x 8'1

Range of high and low level units, formica work surfaces, inset single drainer stainless steel unit with mixer tap, space for cooker, space for fridge freezer, integrated dish washer, part tiled walls.

First Floor

Landing

Bedroom 1

13'0 x 11'0

(into bay)

Bedroom 2

11'1 x 10'1

Hotpress, double built in robe.

Bedroom 3

8'0 x 7'0

Bathroom

White suite comprising panelled bath, built in shower, tiled splashback, shower screen, pedestal wash hand basin, low flush WC, part timber panelled walls, chrome feature radiator, wood panelled floor.

Outside

Front and rear garden with granite paved patio leading to lawn, flower beds and boundary hedge, boiler house with oil fired, outside tap.

Detached Garage

21'1 x 8'0

Light and power, plumbed for washing machine, roller shutter door.





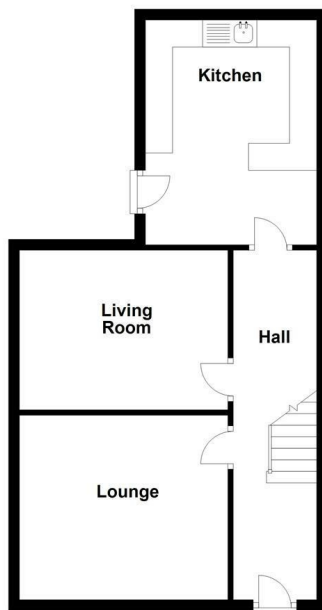




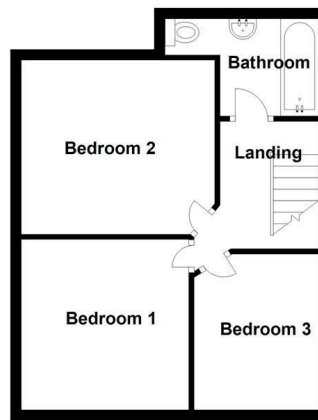




Ground Floor



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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	27	46
(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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