

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



4 LEATHEN SQUARE, BELFAST, BT16 2QL

OFFERS AROUND £219,950

An excellent modern town house built in 2004 and part of a successful development situated in the heart of Dundonald offering great accommodation.

Comprising entrance hall with ceramic tile flooring and ground floor toilet suite, bedroom and integral garage leading to utility room. The first floor is both bright and spacious with a good size lounge, mock fireplace with electric fire, wood laminate flooring and two sets of patio doors to balcony with attractive outlook to front. Furthermore, the first floor includes a good size dining kitchen comprising extensive range of ivory white units, built in oven with gas hob, integrated fridge freezer and dishwasher, partly tiled walls and ceramic tiled flooring, open to generous dining area.

The second floor originally comprised of three bedrooms, which has now being converted into two bedrooms, both excellent size double bedrooms with a range of built-in robes and wood laminate flooring. Master bedroom also includes ensuite shower room. Modern bathroom suite is also located on the top floor.

The outside includes attractive brick paviour driveway to front and enclosed rear garden with timber decking area leading to lawn, set in a mature tree-lined area offering quiet, leafy surroundings.

Great accommodation, will appeal to a range of buyers, including couples and families looking for good size accommodation and a convenient location close to many of Dundonald's local amenities with the Ulster Hospital, and shops and sports and leisure activities nearby, including at David Lloyd Club, Icebowl and East Point Village and Comber Greenway literally round the corner, and convenient access to a range of public bus services, to include the Rapid Glider System to the city centre, all within walking distance.



Key Features

- Excellent Modern Three Storey Townhouse Built In 2004 In Popular Location
- Modern Fitted Kitchen/Dining Area With Integrated Fridge/Freezer And Dishwasher
- White Bathroom Suite On Second Floor With Shower Over Bath and Attractive Tiling
- Brick Paviour Driveway and Visitor Parking, Enclosed Rear Garden with Lawn and Decking
- Spacious Lounge With Mock Fireplace And Two Sets of Patio Doors To Balcony
- Three Bedrooms, Two With Built In Robes, Master Bedroom to Include Ensuite Shower Room
- Gas Fired Central Heating, UPVC Double Glazed Windows, Utility and Integral Garage
- Close To A Range Of Dundonalds Local Amenities, Ulster Hospital & Glider Bus Route



Accommodation Comprises

Entrance Hall

Ceramic tiled floor

Ground Floor WC

Modern white suite comprising ** wash hand basin with mixer tap, tiled splashback, low flush WC, ceramic tiled floor, extractor fan.

Bedroom 3

10'4 x 9'4

Ceramic tiled floor.

Utility Room

6'5 x 6'0

Range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, plumbed for washing machine, space for dryer, part tiled walls, ceramic tiled floor.

First Floor

Landing

Lounge

16'9 x 12'2

(at widest point) Mock fireplace with electric fire, wood laminate flooring, store cupboard understairs, two sets of patio doors to balcony.

Kitchen/Dining Area

16'8 x 12'0

Range of high and low level ivory white units, granite effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built in under oven, gas hob, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, part tiled walls, ceramic tiled floor, open to dining area.

Second Floor

Landing

Bedroom 1

16'9 x 8'5

Modern range of built in robes, wood laminate flooring, recessed spot lighting.

Bedroom 2

13'2 x 9'9

Modern range of built in robes, wood laminate flooring.

Ensuite

Modern white suite comprising built in shower cubicle, electric shower, tiled walls and sliding shower door, single pedestal wash hand basin with mixer tap, tiled splashback, low flush WC, ceramic tiled floor, extractor fan.

Bathroom

Modern white suite comprising panelled bath with mixer tap, telephone hand shower, part tiled walls, folding shower screen, single pedestal wash hand basin, mixer tap, tiled splashback, low flush WC, ceramic tiled floor, extractor fan, recessed spotlighting.

Outside

Front garden with brick paved driveway and flower bed laid with stones. Enclosed rear garden with timber decking leading to lawn and boundary fence.

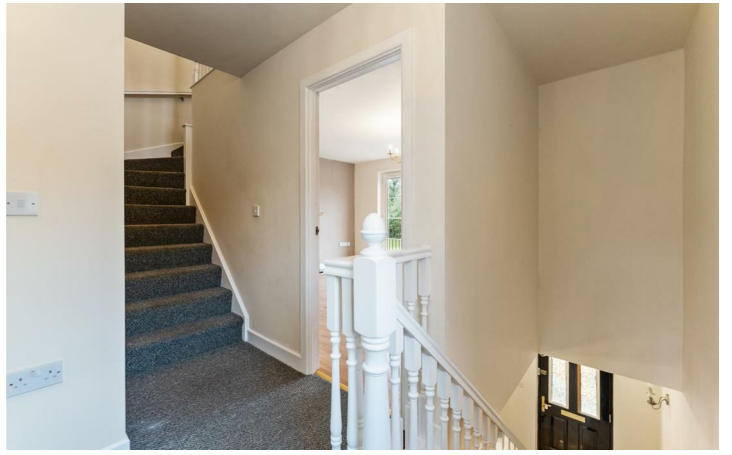
Integral Garage

17'9 x 9'7

Light and power, gas fired boiler, up and over door.

Additional Information

Management Charges Approx £208 per annum.



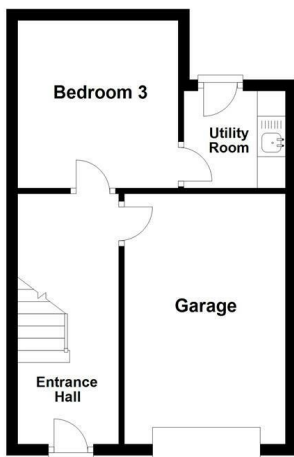




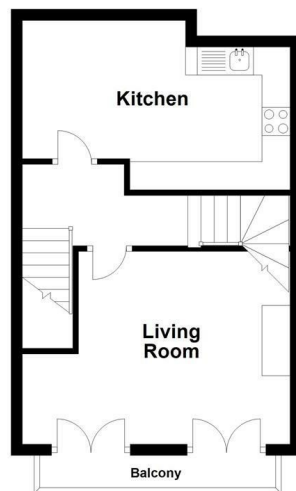




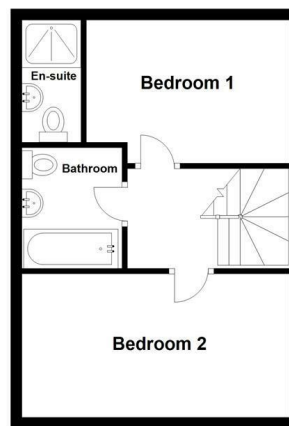
Ground Floor



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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	73
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

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

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028 9188 8000

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028 4461 4101

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028 9064 1264

GLENGORMLEY
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MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

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