

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**10 GLENDHU GROVE, BELFAST,
BT4 2QT**

OFFERS AROUND £124,950



A deceptively spacious mid terrace property located within a cul-de-sac just off Garnerville Road, offering great accommodation for first time buyers or small families, with rear garden and off street parking.

Comprising of wood laminate flooring through from entrance porch to lounge area, with open fireplace, and opening to dining room with patio doors to rear garden. Fitted kitchen with built-in under oven and hob, partly tiled walls and ceramic tiled flooring. The first floor includes three bedrooms, two with built-in robes. Modern white bathroom suite comprising of electric shower over bath, chrome feature radiator, fully tiled walls, ceramic tiled flooring and PVC panelled ceiling with recessed spotlighting.

The outside area includes concrete driveway to front with stone area and outside store, enclosed rear garden with large timber decking area and decorative stone area. Ideal space for many buyers looking for great value for money, easy to maintain property, in a convenient location to the main arterial routes out of Belfast, not to mention Belfast City airport and Holywood town centre.



Key Features

- Conveniently Located Mid Terrace Property
- Lounge With Open Fireplace, Open To Dining
- Kitchen With Built-In Oven And Hob
- Three Bedrooms, Two With Built-In Storage
- Modern Bathroom With Tiled Walls & Flooring
- Oil Fired Central Heating & Upvc Double Glazing
- Enclosed Rear Garden With Timber Decking Area
- Close Proximity To Local Amenities & Arterial Routes



Accommodation Comprises

Entrance Porch

Wood laminate flooring.

Lounge

14'6 x 13'6

(at widest point) Fireplace with wooden hearth. Wood laminate flooring. Open to:

Dining Room

8'3 x 7'1

Wood laminate flooring. Patio doors to garden.

Kitchen

8'3 x 6'1

Range of high and low level units with granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built-in under oven and hob, tiled splashback, integrated extractor hood, plumbing for washing machine, part tiled walls, ceramic tiled flooring.

First Floor

Landing

Wood laminate flooring. Hot press.

Bedroom 1

10'8 x 7'3

Built-in double robe.

Bedroom 2

9'9 x 7'3

Bedroom 3

6'5 x 5'8

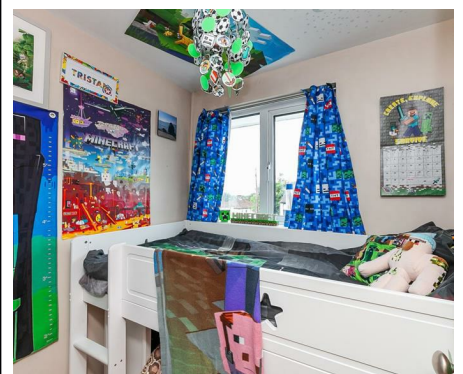
Built-in robe.

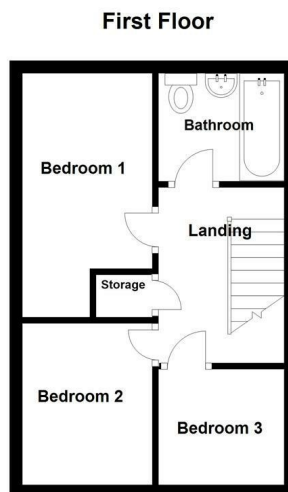
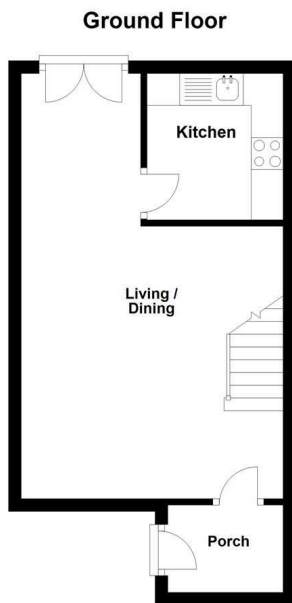
Bathroom

Modern white suite comprising bath with electric shower and shower screen, vanity unit with mixer tap, low flush WC, chrome radiator, fully tiled walls, ceramic tiled flooring, PVC panel ceiling with recessed spotlighting.

Outside

Concrete driveway to front with stone area. Outside store. Enclosed rear garden with large timber decking and stone area. Boiler house with oil fired boiler and oil storage tank.





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 | | 63 | 69 |
| (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

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

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark

