

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 GREENWOOD PARK, BELFAST,  
BT4 3JN**

**OFFERS AROUND £229,950**





A deceptively spacious semi-detached property in need of some modernisation, located in the ever popular Ballyhackamore village and within walking distance to the many local amenities including schools and bus routes into Belfast city centre.

Situated within a cul-de-sac just off the Upper Newtownards Road, the accommodation includes entrance hall with toilet suite, generous bright lounge with bay window and tiled feature fireplace. Dining room with tiled feature fireplace and outlook over rear garden. Fitted kitchen comprising of range of units with some built-in appliances and fully tiled walls.

The first floor offers three well proportioned bedrooms, including wash hand basin in master bedroom. Bathroom comprising of coloured suite, and separate WC, both to include partly tiled walls. The outside includes front garden with lawn, gated tarmac driveway to side, leading to detached garage, and rear garden with lawn.

A real family home, enjoyed and maintained by the current owners over many years, this property is now ready for new buyers to make all of the improvements just the way they want it. A real blank canvas in the heart of Ballyhackamore, great value for first time buyers or families.

## Key Features

- Excellent Red Brick Semi-Detached Home In Ballyhackamore
- Spacious Lounge And Dining Room, Both With Fireplaces
- Kitchen With Some Built-In Appliances And Fully Tiled Walls
- Three Well Proportioned Bedrooms, One With Wash Hand Basin
- Ground Floor WC, Bathroom And Separate WC To First Floor
- Oil Fired Central Heating And uPVC Double Glazed Windows
- Driveway, Detached Garage And Front And Rear Gardens
- Conveniently Located Close To A Range Of Local Amenities



## Accommodation Comprises

### Entrance Hall

### Ground Floor WC

White suite comprising wash hand basin and low flush WC.

### Lounge

14'9 x 12'4

(into bay) Tiled feature fireplace.

### Dining Room

13'7 x 11'4

Tiled feature fireplace.

### Kitchen

14'2 x 7'8

Range of high and low level units, formica work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in split oven and built-in microwave, ceramic hob, extractor hood, plumbed for washing machine, space for fridge freezer, fully tiled walls.

### Roofspace

Accessed by Slingsby type ladder. Insulated.

### First Floor

### Landing

Roofspace accessed by Slingsby type ladder. Insulated.

### Bedroom 1

15'0 x 11'5

(into bay) Pedestal wash hand basin.

### Bedroom 2

13'6 x 11'4

### Bedroom 3

9'6 x 7'9

### Bathroom

Coloured suite comprising pedestal wash hand basin, part tiled walls, hot press.

### Separate WC

Low flush WC. Part tiled walls.

### Outside

Front garden. Rear garden with lawn.

### Detached Garage

21'4 x 9'0

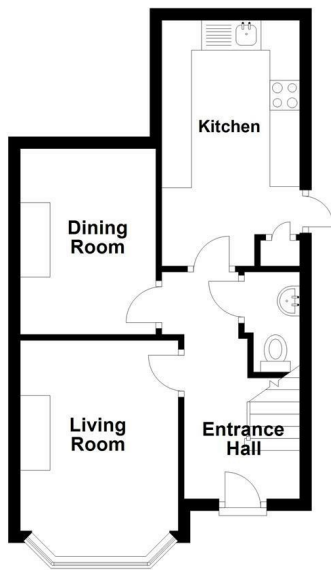
Including separate tool shed, oil fired boiler and oil storage tank. Light and power. Up and over door.



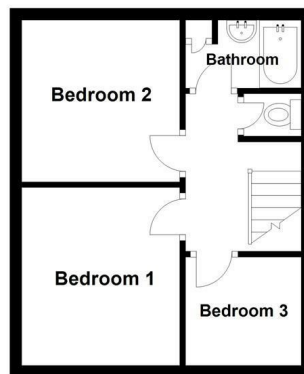




Ground Floor



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		56	65
(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.

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