

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 OLD CHURCH SQUARE,  
DUNDONALD, BT16 2FD**

**OFFERS AROUND £144,950**



Located off the Comber Road, this attractive ground floor apartment is ideally located close to a wide range of shops and the Glider bus station while also convenient to the Ulster Hospital and many other amenities Dundonald has to offer.

The property is approached through electric automated gates that lead to private parking and to the communal entrance. On entry to the apartment, a bright and spacious living room with laminate flooring and open to a fully fitted modern kitchen with a range of built-in appliances and plenty of natural light. The property further benefits from two bright bedrooms, master bedroom with en-suite shower room and a master bathroom with a three piece white suite and partly tiled walls.

Property of this standard must not be missed and will appeal to a wide range of purchasers; an internal inspection is essential to fully appreciate all it has to offer.



## Key Features

- Excellent Ground Floor Apartment
- Spacious Lounge/Dining Room
- Modern Kitchen With Built-In Oven
- Two Bedrooms, Master With En-Suite
- Good Size Bathroom With Tiled Floor
- Gas Heating & uPVC Double Glazing
- Communal Parking And Gardens
- Convenient Location Close To Local Amenities



### Accommodation Comprises

#### Entrance Hall

#### Living/Dining/Kitchen

26'5 x 11'7

(At widest point) Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and gas 4 ring hob, integrated fridge/freezer, plumbing for washing machine, part tiled walls, fully tiled floor to kitchen area. Feature full length curved window.

#### Bedroom 1

12'2 x 8'7

Built-in wardrobe.

#### En-Suite

Shower cubicle, pedestal wash hand basin and low flush WC. Part tiled walls, fully tiled floor.

#### Bedroom 2

8'7 x 8'0

#### Bathroom

White suite comprising panelled bath with handheld shower over, pedestal wash hand basin, low flush WC. Part tiled walls, fully tiled floor.

#### Outside

Private parking area through electric gates and communal gardens.

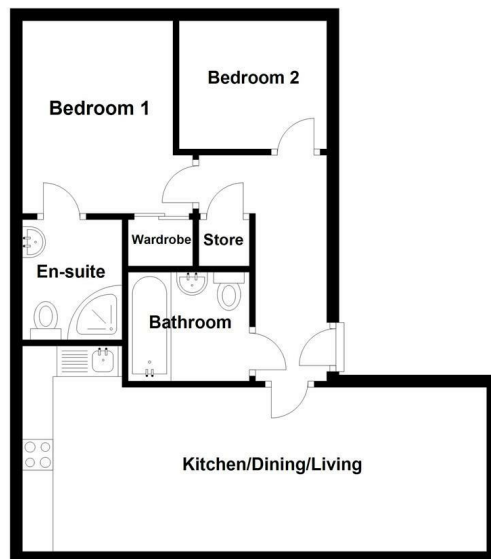
#### Additional Information

The management charge is approx £824 per annum. Management company is CSM property management.





### Ground 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		79	79
(69-80) C			
(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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