

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**30 CHERRYHILL AVENUE,
DUNDONALD, BT16 1JD**

OFFERS OVER £164,950



A well maintained semi-detached family home situated within the popular Cherryhill area of Dundonald village, and benefitting from a recent refurbishment by the current owners, this property offers great accommodation with enclosed rear garden and converted roofspace.

Comprising of entrance hall to a well proportioned lounge, including mock fireplace with electric fire, and wood laminate flooring. The kitchen benefits from a newly fitted range of units, including attractive worktop, new built-in under oven with ceramic hob, range of integrated appliances, and sliding patio doors to a generous lean-to conservatory overlooking the rear garden. The first floor includes three well proportioned bedrooms, and newly fitted white bathroom suite with new electric shower over bath, uPVC wall cladding and panelled ceiling with recessed spotlighting.

Further benefits include a floored and sheeted roofspace with wood laminate flooring, recessed spotlighting and large velux window. Lean-to covered area off kitchen with boiler house and range of units. Landscaped gardens to front and rear to include large patio areas and garden shed. A great home for first time buyers wanting something that is ready to move into and sits in a much sought after residential area such as Cherryhill.



Key Features

- Fully Refurbished Semi-Detached Home In A Popular Location
- Generous Lounge With Mock Fireplace And Laminate Flooring
- Modern Kitchen Boasting A Range Of Integrated Appliances
- Lean-To Conservatory Overlooking Rear Garden With Patio Area
- Three Bedrooms And New Bathroom Suite To First Floor
- Stairs From Bedroom Three To Floored And Sheeted Roofspace
- Oil Fired Central Heating And PVC Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities



Accommodation Comprises

Entrance Hall

Lounge

45'11"3'3" x 42'7"0'0"

(at widest point). Mock fireplace with carved wooden surround and electric fire. Wood laminate flooring.

Dining/Kitchen

16'0 x 8'0

Range of newly fitted high and low level units, marble effect work surfaces with upstand, inset single drainer sink unit with mixer tap, built-in under oven, ceramic hob, perspex splashback, stainless steel extractor hood, integrated under counter fridge, integrated washing machine, integrated slimline dishwasher, built-in larder, sliding patio doors to lean-to conservatory.

Lean To Conservatory

9'0 x 8'0

Ceramic tiled flooring. Sliding patio doors to garden.

Lean To Covered

Area/Boiler House

10'0 x 6'0

Range of units, oil fired boiler, wash hand basin, tiled floor.

First Floor

Landing

Bedroom 1

13'0 x 9'0

Bedroom 2

9'0 x 9'0

Bedroom 3

10'0 x 6'0

Built-in wardrobe/hotpress and stairs to roofspace.

Bathroom

New white suite comprising panelled bath with mixer tap, electric shower, shower screen, pedestal wash hand basin with mixer tap, low flush WC, PVC wall cladding with recessed spotlighting and extractor fan.

Roofspace

15'0 x 6'0

(average) Floored and sheeted. Radiator. Wood laminate flooring. Recessed spotlighting. Velux window.

Outside

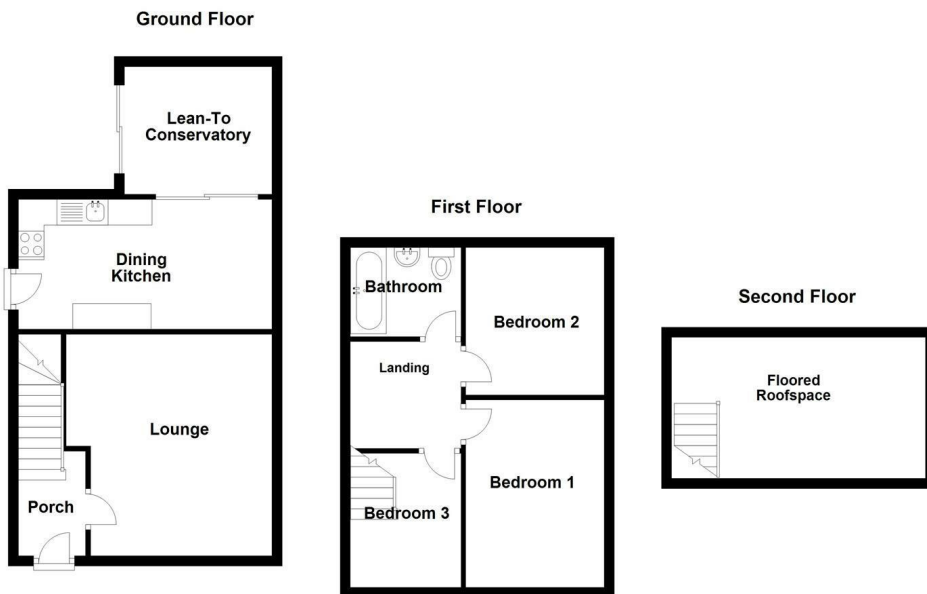
Enclosed rear garden with paving leading to raised patio garden and laid with decor stone.

Garden Shed

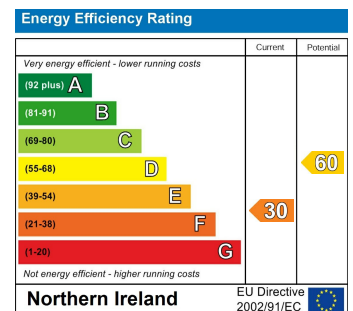
9'0 x 6'0

Previously used as workshop. Covered area with oil fired boiler.





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.



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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