

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
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028 9047 1515

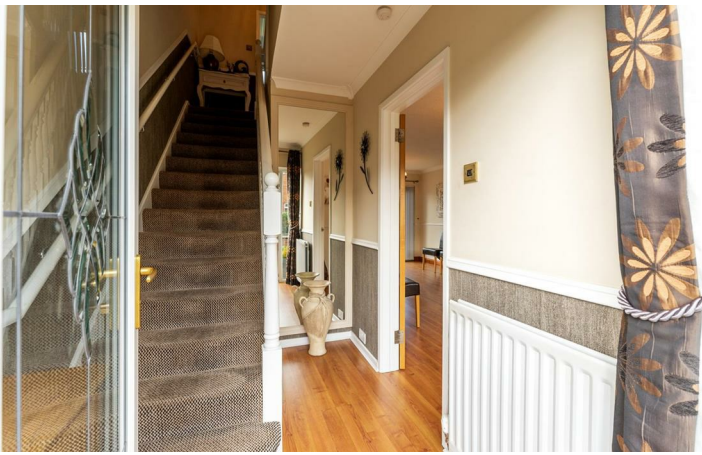
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**91 DUNLEADY PARK,
DUNDONALD, BT16 1JX**

OFFERS AROUND £169,950



This well presented and attractive red brick property is one of a row of three in a desirable area, offering superb accommodation. Only a short walk to the vast range of amenities Dundonald village has to offer also the Glider Bus System is close at hand.

The ground floor comprises bright and spacious through lounge/dining area with laminate flooring, a fully fitted kitchen with a great range of units, and built in oven and hob. On the first floor, three bright bedrooms, all with laminate flooring and a family shower room.

Also benefitting from uPVC double glazing, oil fired central heating, private enclosed garden in lawn to rear including a paved patio, and front garden with established shrubs and lawn, this property will be ideal for a family, young professional or first-time buyer with a very convenient location offering easy access to a host of amenities. This property must be viewed internally to appreciate all it has to offer.



Key Features

- Excellent Red Brick Mid Terrace Property
- Spacious Through Lounge/Dining Room
- Kitchen With Built-In Oven And Hob
- Three Bedrooms, All With Laminate Flooring
- Family Shower Room On The First Floor
- Oil Heating & uPVC Double Glazed Windows
- Garden To Front And Rear, With Patio & Decking
- Ideal Location Close To A Range Of Amenities



Accommodation Comprises

Entrance Hall

Living/Dining

22'4 x 11'0

Attractive fireplace. PVC door to rear. Laminated strip wood flooring.

Kitchen

14'5 x 7'3

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven, ceramic hob, plumbing for washing machine, plumbing for dishwasher, part tiled walls, fully tiled floor, PVC back door, tongue and groove ceiling with spotlights.

First Floor

Bedroom 1

12'3 x 10'2

Built-in wardrobe. Laminated strip wood flooring. Slingsby type ladder to part floored roofspace with light.

Bedroom 2

13'7 x 10'9

Laminated strip wood flooring.

Bedroom 3

10'9 x 9'0

(at widest point) Built-in wardrobe. Laminated strip wood flooring.

Shower Room

Corner shower cubicle, low flush WC, vanity unit, panelled walls.

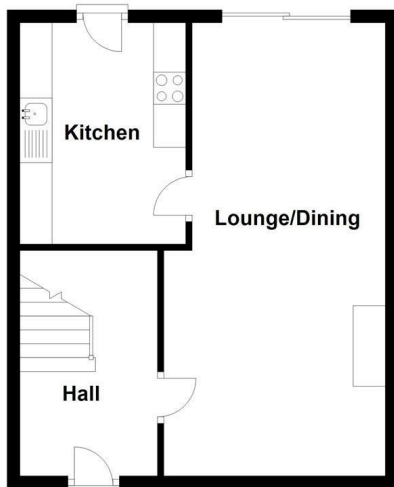
Outside

Attractive garden to rear in lawn with decked area. PVC oil tank, oil fired boiler.

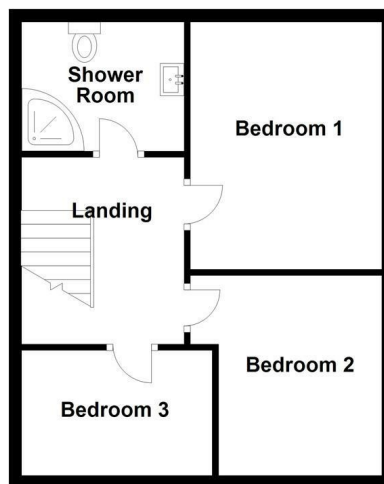




Ground Floor



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	68
(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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