

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

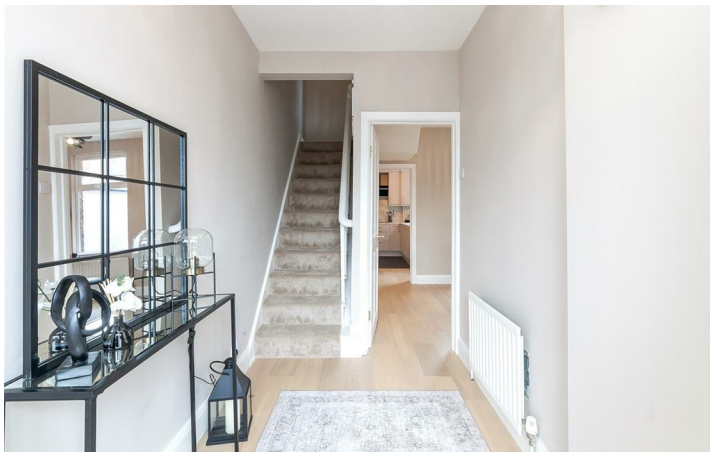
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**31 DUNDELA CRESCENT,
BELFAST, BT4 3BN**

OFFERS AROUND £159,950



A beautifully presented end terrace property benefitting from a luxury new kitchen and bathroom, gas heating conversion and updated electrics, in an excellent location close to Belmont and Ballyhackamore.

On entry the property offers a spacious, bright hall with new natural Oak engineered wood flooring, lounge with bay window and new natural Oak engineered wood flooring through to generous dining room. Luxury new kitchen comprising range of attractive units and built-in appliances, and natural Oak engineered wood flooring. The first floor offers two good size bedrooms, and a new luxury shower room comprising of a large walk in shower cubicle with rainfall shower, vanity unit, and ceramic tiled flooring.

Located between the Belmont Road and Ballyhackamore Village, this property is perfect for the young professional wanting to enjoy the variety of popular restaurants, and benefitting from the convenience of the express Glider bus service into Belfast city centre.



Key Features

- Beautifully Presented End Terrace Property Finished To A High Standard
- Through Lounge/Dining With Bay Window And New Natural Oak Engineered Wood Flooring
- Luxury New Kitchen With Range Of Attractive Units And Built-In Appliances
- Two Well Proportioned Bedrooms On The First Floor
- New Luxury Shower Room With Large Walk-in Shower Cubicle & Rainfall Shower
- Updated Electrics, Gas Heating Conversion & uPVC Double Glazed Windows
- Ideal Location Between Belmont Road And Ballyhackamore Village
- Completely Renovated Throughout, Perfect For First Time Buyers Or Investors



Accommodation Comprises

Entrance Hall

Natural Oak engineered wood flooring.

Lounge

12'4 x 9'0
(into bay) Mock hardwood fireplace. Natural Oak engineered wood flooring, open to:-

Dining Room

12'0 x 8'5
Natural Oak engineered wood flooring.

Kitchen

12'6 x 7'8
New luxury range of high and low level units, marble effect work surfaces with splashback, inset 1 1/4 bowl single drainer sink unit with mixer tap, built in oven, ceramic hob, extractor hood, integrated slimline dishwasher, integrated washing machine, natural Oak engineered wood flooring, cupboard with gas fired boiler.

First Floor

Landing

Bedroom 1

15'2 x 10'6

Bedroom 2

9'5 x 8'5

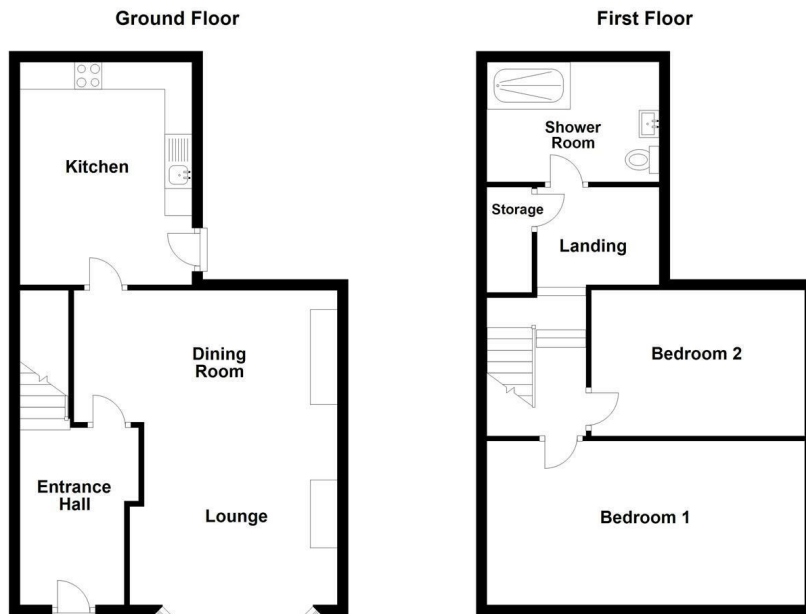
Shower Room

New luxury white suite comprising large walk in shower cubicle with built in rainfall shower and hand held shower, tiled walls and shower screen, vanity unit with mixer tap, low flush WC, wall mounted feature radiator, ceramic tiled floor, extractor fan.

Outside

Small front garden, enclosed rear yard.





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		70	72
(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

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

