

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**39 GLENDHU MANOR, BELFAST,
BT4 2RJ**

OFFERS AROUND £159,950



A deceptively spacious semi-detached home in the popular Carnerville area, benefiting from a cul-de-sac position and offering three well proportioned bedrooms, gardens and integral garage.

The accommodation comprises lounge with open fireplace and archway to dining room with double doors to garden. Kitchen to include an extensive range of units with space for appliances, partly tiled walls and tiled flooring. The first floor includes three good size bedrooms, family bathroom comprising of panelled bath, separate built-in shower cubicle with electric shower, partly tiled walls, and hotpress.

Further benefits include integral garage, front garden with lawn and driveway finished in pebble stones. Enclosed rear garden with paved area and raised timber decking area. A great home for young professionals wanting to make their own improvements on what would make a fantastic home close to the many local amenities in both Knocknagoney and East Belfast.



Key Features

- Excellent Semi-Detached Home In A Popular Location
- Lounge With Fireplace And Archway To Dining Room
- Kitchen With Part Tiled Walls And Tiled Flooring
- Three Well Proportioned Bedrooms To First Floor
- Family Bathroom With Bath And Separate Shower
- Integral Garage, Driveway & Gardens To Front And Rear
- Oil Fired Central Heating And uPVC Double Glazing
- Convenient Location Close To A Range Of Amenities



Accommodation Comprises

Enclosed Entrance Porch

Lounge

12'9" x 11'2"

Open fireplace with tiled inset and hearth, wood surround, archway to:

Dining Room

11'2" x 7'9"

Double doors to garden.

Kitchen

10'0" x 8'6"

Extensive range of high and low level units, Formica work surfaces, inset single drainer stainless steel sink unit with mixer taps, built-in under oven, hob, integrated extractor hood, plumbed for washing machine, space for under counter fridge & freezer, part tiled walls, tiled floor.

Integrated garage

16'1" x 10'1"

Light and power, oil fired boiler, up & over door.

First Floor

Landing

Bedroom 1
11'9" x 11'5"

Bedroom 2
11'5" x 9'0"

Bedroom 3
11'6" x 9'0"

Bathroom

Colour suite comprising panel bath, built-in shower cubicle with electric shower, tiled wall and folding shower door, pedestal wash hand basin, low flush WC, part tiled walls, Hotpress.

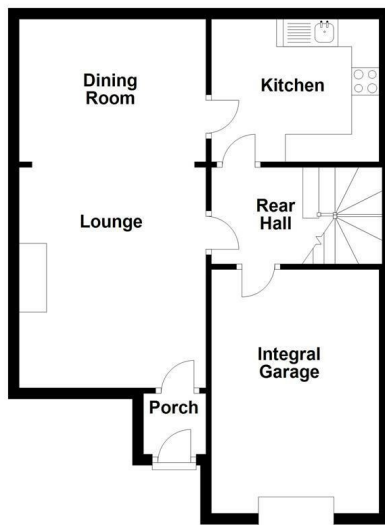
Outside

Front garden with lawn and driveway laid in pebble stones. Enclosed rear garden with paved area and raised timber decking area, oil storage tank.

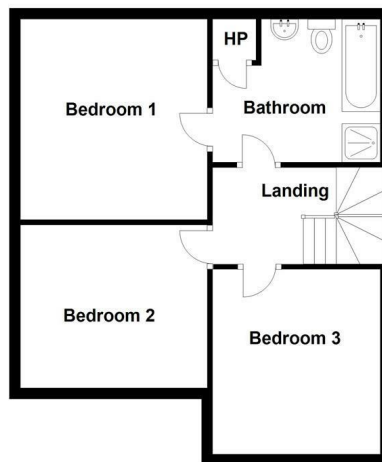




Ground Floor



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.

39 Glendhu Manor

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		38	
(21-38) F			62
(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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