

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 5, BEECH BUILDING QUARTER WOOD,
123 OLD DUNDONALD ROAD, BT16 1BB**

OFFERS AROUND £199,950

A beautiful development, built as recently as 7 years ago, this penthouse apartment offers fantastic accommodation at a very high spec with allocated parking and attractive views across both the countryside and Dundonald village.

Quarter Wood consists of six blocks of apartments, and Apartment 5 is situated within the Beech building, No.123, an elevated position with an attractive outlook. The accommodation offers superb luxury with generous lounge/dining room open to a beautiful kitchen, comprising of handleless kitchen doors and a full range of integrated appliances. The lounge/dining further benefits from beautiful high ceilings and French doors to balcony with views.

Two bedrooms are both a great size, including master bedroom with luxury ensuite shower room comprising of large built-in shower cubicle, and separate luxury bathroom with built-in shower over bath, both with attractive tiled walls and floor, recessed spotlighting and heated towel rails. Further benefits include gas fired central heating, uPVC double glazed windows and wired for alarm system.

Located just off the Old Dundonald Road, close to Dundonald village and the prestigious Kings Road leading to the ever popular Ballyhackamore Village, this penthouse apartment offers superb accommodation in a great location to many local amenities, view now to avoid disappointment!



Key Features

- A Superb Penthouse Apartment Offering Fantastic Accommodation
- Kitchen With Range of Integrated Appliances And Handleless Doors
- Luxury Bathroom With Built-In Shower Over Bath And Attractive Tiling
- Gas Fired Central Heating, uPVC Double Glazing And Wired For Alarm
- Generous Loung/Dining Room With High Ceilings & French Door To Balcony
- Two Bedrooms Including Master Bedroom With Shower Room Ensuite
- Allocated Parking And Views Over Countryside and Dundonald Village
- A Beautiful Development Situated Just Off The Old Dundonald Road



Accommodation Comprises

Entrance Hall

Staircase to top floor.

Landing

Store cupboard. Recessed spotlighting.

Living / Dining Open To Kitchen

19'8" x 16'8"

Patio doors to balcony.

Kitchen

8'6" x 7'11"

Attractive range of high and low level units including handleless kitchen doors, quartz effect worktops with upstands, inset one and a quarter bowl, stainless steel sink unit with mixer tap. built-in under oven with ceramic hob, matching worktop/splashback, and stainless steel extractor hood. Integrated fridge freezer, integrated washer/dryer and integrated dishwasher. Ceramic tiled floor and recessed spotlighting.

Master Bedroom (max)

13'4" x 9'11"

Ensuite Shower Room (max)

8'8" x 6'1"

Luxury white suite comprising built in shower cubicle including built in shower and tiled walls with sliding shower door. Vanity unit with mixer taps, low flush WC, partly tiled walls, ceramic tiled flooring and recessed spotlighting.

Bedroom 2 (min)

12'6" x 7'10"

Bathroom

7'5" x 5'7"

Luxury white suite comprising panel bath with mixer taps, built-in shower over bath, partly tiled walls and shower screen. Semi pedestal wash hand basin with mixer tap, and low flush WC. Partly tiled walls, ceramic tiled flooring and recessed spotlighting.

Outside

A well maintained development including communal gardens, mature trees, fencing and secure electric gates, operated by mobile phone or passcode.

Additional Information

The communal areas are managed by a management company (CSM) on behalf of all shareholders. This management company includes the following services:

- Buildings Insurance
- Communal gardens maintained
- Regular window cleaning
- Electric gates maintained

Management Fee - Approximately £227 per quarter



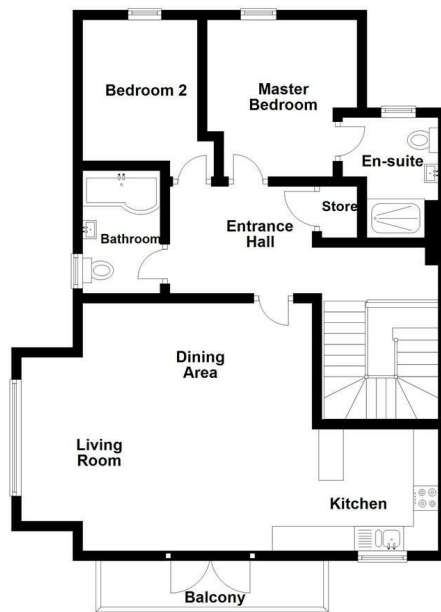








Penthouse Apartment



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	82	82
(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.

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