

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**9 MILLARS CLOSE, DUNDONALD,
BT16 2YE**

OFFERS AROUND £129,950



A deceptively spacious, extended mid terrace property occupying a cul-de-sac position and offering excellent accommodation including rear garden and off street parking.

The accommodation comprises entrance porch leading to a good size lounge with mock fireplace and wood laminate flooring. Dining kitchen to include an extensive range of units, partly tiled walls, storage under stairs, and generous dining area. The ground floor further benefits from an extension to the rear providing a spacious ground floor toilet suite. The first floor offers three well proportioned bedrooms, and a shower room comprising of a white suite with walk-in shower cubicle, including electric shower with low level shower screen, and PVC wall cladding. The outside includes front garden with small lawn and tarmac driveway, enclosed rear garden with small lawn and concrete patio, and garden store.

Being a family home for many years, this property has been well maintained throughout and offers great accommodation for first time buyers and young families wanting to move into a much sought after area close to Dundonald village.



Key Features

- Spacious Mid Terrace Property In Cul-De-Sac Location
- Lounge With Mock Fireplace And Laminate Flooring
- Generous Kitchen With Extra Storage And Dining Area
- Ground Floor Toilet And Shower Room On First Floor
- Three Well Proportioned Bedrooms On First Floor
- Gas Fired Central Heating & uPVC Double Glazing
- Driveway And Gardens To Both Front And Rear
- Convenient Location Close To A Range Of Amenities



Accommodation Comprises

Enclosed Entrance Porch

Entrance Hall

Lounge

12'4 x 11'8

Tiled fireplace with carved wood surround and electric fire. Wood laminate floor.

Dining/Kitchen

15'7 x 10'4

Extensive range of high and low level units, granite effect work surfaces, single drainer stainless steel sink unit, space for cooker, plumbed for washing machine, part tiled walls, store under stairs with cloak space.

Rear Entrance Porch

Store cupboard.

Ground Floor WC

White suite comprising pedestal wash hand basin, tiled splash back, low flush WC, extractor fan.

First Floor

Landing

Bedroom 1

12'4 x 8'6

Bedroom 2

10'5 x 8'2

Built in wardrobe with gas fired boiler.

Bedroom 3

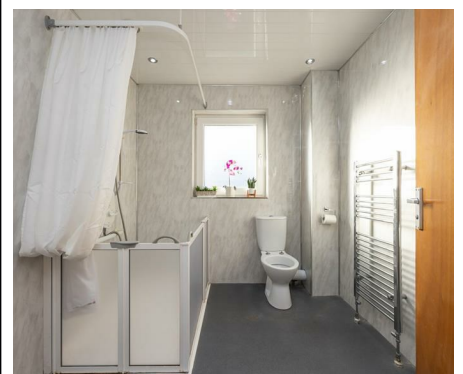
9'6 x 6'8

Shower Room

White suite comprising walk-in shower cubicle with electric shower, low level shower screen, pedestal wash hand basin, low flush WC, chrome radiator, PVC wall cladding, PVC panelled ceiling with recessed spotlighting.

Outside

Front garden with small lawn and tarmac driveway, enclosed rear garden with small lawn, concrete area, brick stone and communal bin access, wooden fence boundary.





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		71	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.

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ANDERSONSTOWN
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