

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**APT 1, 2 LOUGHAN HALL,
DUNDONALD, BT16 2FN**

OFFERS OVER £179,950



A beautifully presented ground floor apartment, recently built and offering luxury accommodation within an attractive new development.

Benefiting from its own front door, the accommodation is self-contained and includes generous lounge with bay window, open to fully fitted luxury kitchen, comprising of a range of integrated appliances, Ash wood effect worktops, attractive tiling, and recessed spotlighting in dining area. Furthermore, two excellent bedrooms, both with built-in robes and sliding mirror doors. Luxury bathroom suite, including shower over bath, illuminated mirror over vanity unit, chrome feature radiator, ceramic tile flooring and recessed spotlighting.

The outside area within this attractive new development offers generous communal car parking, and spacious well maintained gardens in lawn with boundary wall, off the main road. In a great location within walking distance to Dundonald Village, and it's many attractive amenities, including Ulster Hospital and the popular glider bus service into Belfast city centre, this is a great apartment for downsizers looking to benefit from their own self-contained accommodation close to many local amenities.



Key Features

- A Recently Built & Beautifully Presented Ground Floor Apartment
- Self Contained Accommodation Including Generous Lounge With Bay Window
- Open Plan To Fully Fitted Luxury Kitchen With Built-In Appliances
- Two Excellent Bedrooms Including Built-In Robes With Sliding Mirror Doors
- Luxury Bathroom Suite Including Shower Over Bath & Ceramic Tiled Floor
- Gas Fired Central Heating System And Double Glazed Windows
- Attractive New Development With Generous Communal Parking Area
- Within Walking Distance To Dundonald Village And It's Many Amenities



Enclosed Entrance Porch

Ceramic tiled floor.

Lounge

14" x 13"

(Into Bay) Open to:

Dining Kitchen

13'2" x 8'9"

Modern range of high and low level units with oak wood effect work surfaces, inset one and a quarter bowl single drainer stainless steel sink unit with mixer taps, built-in under oven, ceramic hob, stainless steel extractor hood, integrated fridge freezer, integrated washing machine, tiled splash back, ceramic tiled floor, recessed spotlighting.

Rear Hall

Double built-in robe and built-in cupboard.

Bedroom 1

11'1" x 9'7"

Including double built-in robe with sliding doors.

Bedroom 2

11'1" x 7'2"

Including double built-in robe with sliding mirror doors.

Bathroom

Luxury white suite comprising panelled bath with mixer taps and telephone shower, tiled wall, shower screen, vanity unit with mixer taps, tiled splashback, illuminated mirror, low flush WC, Chrome feature radiator, ceramic tiled floor, recessed spotlighting, extractor fan.

Additional Information

Management Fees - £785.87 per annum

To Include: Building Insurance & Outside Maintenance (Windows cleaned, grass and hedges maintained)





Second 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		81	81
(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.

ULSTERPROPERTYSALES.CO.UK

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