

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**19 ALFORD PARK, BELFAST, BT5
7FW**

OFFERS AROUND £109,950



A deceptively spacious terrace property in the popular Tullycarnet area, offering great accommodation including garden with good size lawn.

Comprising of spacious lounge with tiled fireplace, good size dining/kitchen with an extensive range of units and dining area with wood laminate flooring. The first floor includes three well proportioned bedrooms, all with built in robes and one with wood laminate flooring. Shower room comprising of large walk in shower cubicle with electric shower, and partly tiled walls. Other benefits include ground floor toilet suite, uPVC double glazed windows, and oil fired central heating.

The outside includes garden in lawn to front, with flowerbeds, and enclosed patio to side. A great home for first time buyers wanting to get on the ladder, close to many local amenities within the Dundonald area, and of course the Glider bus service into Belfast City Centre.



Key Features

- Excellent Well Maintained Terrace Property
- Generous Entrance Hall With Ground Floor WC
- Kitchen/Dining Area With Good Range Of Units
- Three Well Proportioned Bedrooms With Built In Robes
- White Bathroom Suite With Walk In Shower Cubicle
- Paved Area To Front And Gated Area To Side
- Oil Fired Central Heating System And uPvc Double Glazing
- Suitable For Professionals or Families In A Convenient Location



Accommodation Comprises

Entrance Hall

Lounge

13'9 x 11'6

Tiled fireplace with electric fire and carved wood surround.

Kitchen/Dining

13'9 x 13'9

(at widest points) Range of high and low level units, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker, extractor hood, plumbed for washing machine, plumbed for dishwasher, part tiled walls, open to dining area with wood laminate flooring.

Entrance Porch

Ground Floor WC

White suite comprising wash hand basin, tiled splashback, low flush WC, extractor fan.

First Floor

Landing

Hotpress.

Bedroom 1

14'0 x 11'3

(at widest points) Including full length range of built in robes with sliding doors.

Bedroom 2

13'9 x 8'7

Built in robe.

Bedroom 3

11'1 x 9'4

(at widest points) Wood laminate floor, built in robes.

Shower Room

White suite comprising large walk in shower cubicle with electric shower, tiled walls, folding shower door, wash hand basin, low flush WC, part tiled walls.

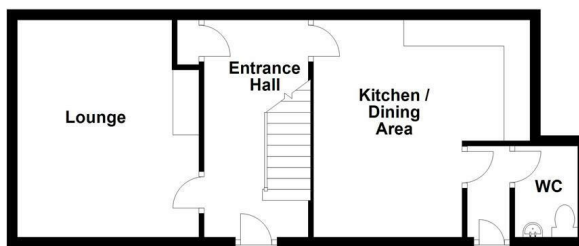
Outside

Paved area to front , gated area to side.

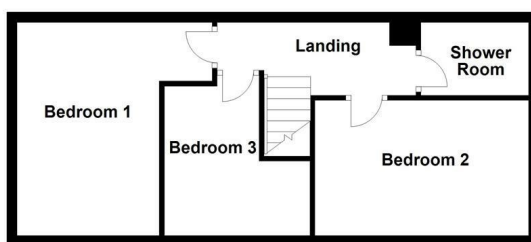




Ground Floor



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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			67
(39-54) E		46	
(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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