



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**18 FERNDENE ROAD, BELFAST, BT16 2EW**

**OFFERS AROUND £259,950**



A deceptively spacious detached bungalow, sitting in a much sought-after residential area off the Comber Road, offering excellent accommodation for families or mature buyers looking to downsize.

The accommodation comprises an entrance hall with engineered wood flooring, a generous lounge with electric fire and engineered wood flooring, and a separate dining room with sliding double doors to a good-sized conservatory. Both the dining room and conservatory feature wood laminate flooring and offer panoramic views towards Scrabo Tower. The fitted kitchen includes an extensive range of units and integrated appliances, with fully tiled walls, ceramic tiled flooring, and a breakfast bar open to the dining room.

There are three well-proportioned bedrooms, two of which include a range of built-in robes. The principal bedroom features engineered wood flooring and a modern en-suite shower room with a large walk-in shower cubicle, fully tiled walls, and ceramic tiled flooring. The property also benefits from access to an integral garage. The modern white bathroom comprises a freestanding feature bath, vanity unit, ceramic tiled flooring, and recessed spot lighting.

Externally, the property includes a good-sized driveway with dual access and flowerbeds with mature shrubs. The enclosed rear garden features a large raised timber decking area leading to a lawn and paved patio. Situated in a mature residential area, the home offers easy access to many local amenities in Dundonald Village, not to mention the Glider bus service into Belfast City Centre.



## Key Features

- Deceptively Spacious, Detached Bungalow Located Off The Comber Road
- Dining Room Leading To Conservatory With Elevated Views Over Scrabo Tower
- Three Good Sized Bedrooms, Principal With Large En-Suite Shower Room
- Tarmac Driveway with Dual Aspect and Enclosed Rear Garden
- Bright and Spacious, Dual-Aspect Lounge With Electric Fireplace and Engineered Wood Flooring
- Fitted Kitchen With Extensive Range of Units and Integrated Appliances
- Oil Fired Central Heating and PVC Double Glazed Windows
- Excellent Potential With No Onward Chain!



### Accommodation Comprises

#### Entrance Hall

Engineered wooden flooring, cloaks cupboard, linen cupboard.

#### Lounge

19'8 x 13'9

Mock sandstone fireplace with electric fire, engineered wooden flooring.

#### Dining Room

10'4 x 9'5

Wood laminate flooring, sliding double doors to:

#### Conservatory

14'3 x 10'6

Wood laminate flooring, with panoramic views.

#### Kitchen

13'7 x 10'6

Excellent range of high and low level units with granite effect work surfaces, inset 1 1/4 basin single drainer stainless steel sink unit with mixer taps, double built in under oven, stainless steel extractor hood, housing for fridge freezer, plumbed for washing machine, integrated dishwasher, built in wine rack, display cabinets, fully tiled walls, ceramic tiled flooring, timber panelled ceiling with recessed spotlighting, breakfast bar, open to dining room.

#### Bedroom 1

8'9 x 8'9

Engineered wooden flooring.

#### Ensuite Shower Room

Modern white suite comprising: Large walk in shower cubicle with built in shower and sliding shower door, semi pedestal wash hand basin with mixer taps, low flush WC, chrome feature wall mounted radiator, fully tiled walls, ceramic tiled flooring, mirrored cabinet, recessed spotlighting, access to garage?

#### Bedroom 2

13'4 x 9'4

Including range of built in robes with sliding mirrored doors.

#### Bedroom 3

10'3 x 9'4

Including range of built in robes with sliding mirrored doors.

#### Bathroom

Modern white suite comprising: Freestanding feature bath with mixer taps and telephone hand shower, vanity unit, mirrored cabinet, low flush WC, PVC wall cladding, ceramic tiled flooring, recessed spotlighting.

#### Integrated Garage

10'7 x 9'1

Light, roller shutter door.

#### Outside

Good sized driveway with two entrances and flowerbeds with mature shrubs. Enclosed rear garden with large raised timber decking leading to lawn and patio area, boundary fencing, boiler house housing oil fired boiler.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer)

Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)





















Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	55	73
		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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