

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



40 BRENTWOOD PARK, BELFAST, BT5 7LR

OFFERS AROUND £285,000

Situated in a popular residential area this, beautifully presented family home offering generous accommodation throughout, ideal for modern family living. Internally, the property has been thoughtfully maintained and finished to a high standard, with bright and spacious rooms creating a welcoming atmosphere from the moment you step inside.

The ground floor comprises an entrance porch leading to an impressive open plan living and dining area with laminate wood flooring and a convenient downstairs WC. The modern kitchen offers an excellent range of fitted high and low level units together with integrated appliances, recessed spotlighting and ample space for casual dining, with direct access to the rear garden.

Upstairs, there are four well-proportioned bedrooms, including a superb principal bedroom with built-in storage and a stylish ensuite shower room. Additional bedrooms benefit from laminate flooring and built-in robes in bedroom two, while the contemporary family shower room is finished with tiling and modern sanitary ware.

Externally, the property enjoys a driveway with ample parking leading to a covered car port and garage with power, light and additional WC facilities. The enclosed rear garden has been designed for ease of maintenance and outdoor enjoyment, featuring a patio area, artificial lawn and mature plants and shrubs providing excellent privacy.

Further benefits include oil fired central heating, PVC double glazing and excellent storage throughout. This attractive home is ideally suited to growing families seeking spacious accommodation in a convenient and highly regarded location.



Key Features

- Convenient Location Close To Schools Shops Transport Links And Popular Local Amenities Nearby
- Modern Fitted Kitchen Featuring Integrated Appliances And Excellent Storage With Space For Casual Dining
- Contemporary Family Shower Room Finished With Tiling, Modern Fixtures And Heated Towel Rail
- Enclosed Rear Garden With Patio Area Artificial Lawn Mature Plants And Shrubbery
- Spacious Open Plan Living And Dining Area Offering Bright Comfortable Family Accommodation Throughout The Home
- Four Well Proportioned Bedrooms Including Principal Bedroom With Stylish Ensuite Shower Room Facilities
- Excellent Internal Storage Including Built In Robes Cloaks Area And Useful Additional Roofspace Access
- Generous Driveway Providing Ample Off Street Parking Leading To Covered Car Port And Garage



Accommodation Comprises

Entrance Porch

PVC front door.

Living/Dining

20' x 16'2

Laminate wood flooring, cloaks understairs with low flush WC and wash hand basin.

Kitchen/Breakfast

15' x 9'

Excellent range of high and low levels units, 1 1/4 drainer stainless steel sink unit with mixer tap, stainless steel double eye level oven and ceramic four ring hob, integrated fridge/freezer, integrated dishwasher. Recessed spotlighting, PVC door to rear garden.

First Floor Landing

Bedroom 1

16'8 x 11'5

Laminate wood flooring, built in storage cupboard, recessed spotlighting.

Ensuite Shower Room

White suite comprising: Walk in shower cubicle with PVC panelled walls and sliding shower door, vanity unit, high flush WC, partly tiled walls, fully tiled flooring, recessed spotlighting, heated towel rail.

Bedroom 2

13'6 x 10'8

Laminate wood flooring, range of built in robes, access to roofspace via fixed staircase.

Bedroom 3

9'3 x 9'2

Laminate wood flooring.

Bedroom 4

11' x 8'

Laminate wood flooring.

Shower Room

White suite comprising: Walk in shower cubicle with electric shower, vanity unit, low flush WC, heated towel rail, fully tiled flooring, fully tiled walls.

Car Port

32'6 x 10'7

Power and light. Leading to:

Garage

22'9 x 11'3

Range of units, single drainer stainless steel sink unit, power and light, plumbed for washing machine, access to additional low flush WC.

Outside

Driveway to front leading to car port and garage with ample parking, area with mature shrubs. Patio area to rear leading to artificial grass area with mature plants and shrubs. Boiler house with oil fired boiler, PVC oil tank.



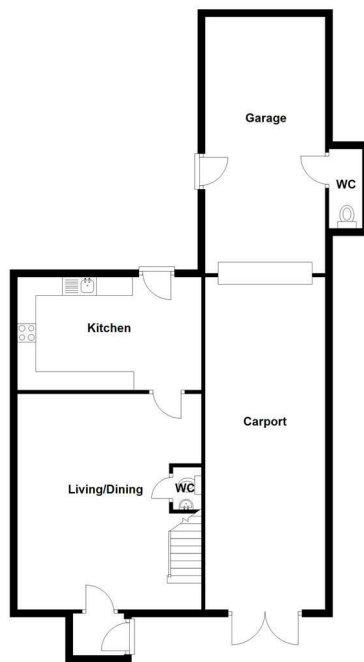




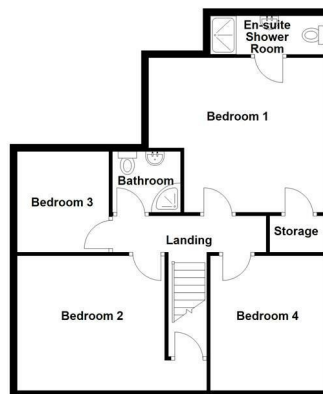




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		61	70
		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.

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444

