

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1A CLOGHAN CRESCENT, BELFAST, BT5 7HG**

**OFFERS AROUND £249,950**

This beautifully presented four-bedroom home offers exceptionally stylish and spacious accommodation, finished to an excellent standard throughout. Combining contemporary design with practical family living, the property further benefits from PVC double glazing and gas fired central heating.

The welcoming entrance hall features solid oak wood flooring which flows seamlessly through to the bright lounge. Complete with recessed spotlighting and sliding patio doors to the rear garden, this inviting living space opens effortlessly into the generous dining area. The contemporary fitted kitchen boasts an impressive range of 'white gloss' units, granite work surfaces, integrated double oven, ceramic hob, dishwasher and fridge freezer, complemented by a breakfast bar and recessed lighting. A separate utility room and convenient ground floor W/C add further practicality to this superb home.

On the first floor, the spacious principal bedroom benefits from a dedicated dressing room and a sleek modern ensuite shower room. A second well-proportioned bedroom and a luxurious newly tiled family bathroom complete this level. The stunning bathroom features a freestanding bath, walk-in shower cubicle, vanity unit, underfloor heating and striking Herringbone wood effect tiled flooring. The second floor provides two additional bright and versatile bedrooms with Velux windows, along with useful built-in storage on the landing.

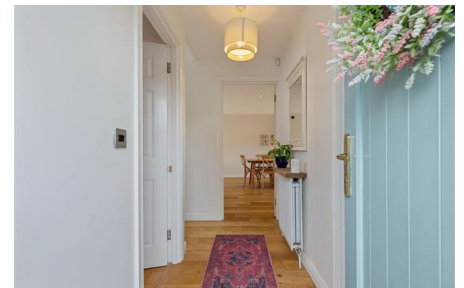
Externally, the property enjoys an attractive front garden with lawn, boundary hedge and a mature apple tree. To the rear, the enclosed garden offers a superb outdoor space with decking, paved entertaining area and lawn bordered by fencing.

This impressive home is ideally suited to growing families and professionals alike, offering modern, turnkey accommodation within a highly convenient and sought-after residential location close to local amenities, schools and excellent transport links.



## Key Features

- Beautifully Presented Four Bedroom Family Home Finished To A High Standard Throughout
- Contemporary 'White Gloss' Kitchen With Granite Work Surfaces And Integrated Appliances
- Separate Utility Room And Convenient Ground Floor W/C
- Enclosed Rear Garden With Decking, Paved Patio Area And Boundary Fencing
- Bright And Spacious Lounge With Sliding Patio Doors And Recessed Spotlighting
- Open Plan Dining Area Ideal For Modern Family Living And Entertaining
- Luxury Newly Tiled Bathroom With Freestanding Bath And Underfloor Heating
- PVC Double Glazing And Gas Fired Central Heating In A Popular East Belfast Location



### Accommodation

#### Comprising:

#### Entrance Hall

Solid oak wood flooring.

#### Lounge

11'2 x 10'2

Solid oak wood flooring, sliding patio doors, recessed spotlighting. Open to:

#### Dining Room

14'2 x 12'5

(At widest point)

Solid oak wood flooring, cupboard under stairs, recessed spotlighting. Open to:

#### Kitchen

10'5 x 7'8

Range of high and low level 'white gloss' units, granite work surfaces with upstand and single drainer to meet 1 1/4 basin stainless steel sink unit with mixer tap, built in double oven, ceramic hob, floating stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, solid oak wood flooring, breakfast bar.

#### Utility Room

8 x 5'9

Range of high and low level 'gloss' units, granite effect work surface, inset 1 1/4 basin stainless steel sink unit with mixer tap, cupboard with gas fired boiler, plumbed for washing machine, space for dryer.

#### Ground Floor W/C

Modern white suite comprising: wash hand basin with mixer tap, tiled splashback, low flush W/C, solid oak wood flooring, extractor fan.

#### First Floor Landing

#### Bedroom 1

11'5 x 11'2

#### Dressing Room

8'5 x 6'2

#### Ensuite Shower Room

Modern white suite comprising: large built in shower unit with built in shower, shower screen and feature tiled wall. Vanity unit with mixer tap, mirrored cabinet, low flush W/C, tiled flooring, extractor fan.

#### Bedroom 2

12'1 x 7'8

#### Bathroom

Luxury white suite comprising: freestanding feature bath with mixer tap, walk in shower cubicle with electric shower and sliding shower doors, vanity unit with mixer tap, mirrored cabinet, low flush W/C, fully tiled walls, wood effect tiled flooring in a Herringbone style, recessed spotlighting, extractor fan, underfloor heating included.

#### Second Floor Landing

Double built in cupboard.

#### Bedroom 3

13'2 x 11'1

(Into dormer)

Two Velux windows.

#### Bedroom 4

7' x 6'

(Average)

Velux window.

#### Outside

Front garden with lawn and boundary hedge, enclosed rear garden with decking and paved area leading to lawn with boundary fence, generous driveway with garden shed.

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)



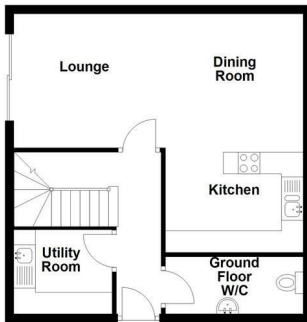




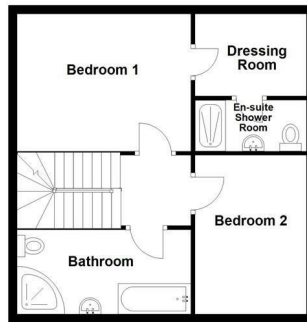




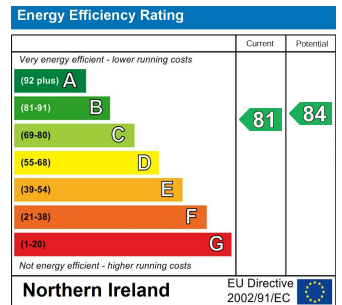
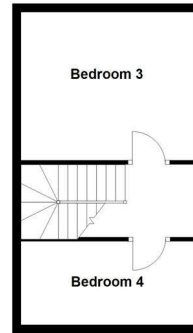
Ground Floor



First Floor



Second Floor



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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