

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**109 DUNRAVEN PARK, BELFAST,
BT5 6BS**

OFFERS AROUND £229,950



Located in a popular and convenient area, this family home offers bright and comfortable accommodation throughout. Ideal for first time buyers, young families or those seeking a home in a well established residential location, the property combines practical living space with attractive outdoor areas.

The accommodation comprises an entrance porch leading into a welcoming lounge with laminate wood flooring. The spacious kitchen and dining area offers an excellent range of fitted high and low level units together with ample space. Additional storage is available beneath the stairs, while the adjoining sunroom provides an extra reception space overlooking the rear garden.

Upstairs, there are three well proportioned bedrooms, two of which benefit from built in robes and additional storage facilities. The shower room is fitted with a white suite including an electric shower.

Externally, the property enjoys attractive rear gardens with a lawn and patio area, ideal for outdoor entertaining or relaxing during the warmer months. A detached garage provides additional storage and practical workspace.

Further benefits include oil fired central heating and double glazing throughout. Offering excellent potential in a sought after location close to local schools, shops and transport links, this appealing home is sure to attract a wide range of purchasers.



Key Features

- Bright And Spacious Lounge With Laminate Wood Flooring
- Kitchen And Dining Area With Excellent Storage And Practical Layout
- Sunroom To Rear Providing Additional Living Space Overlooking The Garden
- Three Good Sized Bedrooms Including Built In Robes And Useful Storage Facilities
- Contemporary Shower Room With White Suite And Electric Shower Installation
- Attractive Rear Garden With Lawn And Patio Area For Outdoor Enjoyment
- Detached Garage Offering Additional Storage And Secure Off Street Parking Space
- Oil Fired Central Heating And Double Glazed Windows Throughout The Property



Accommodation Comprises

Entrance Porch

PVC front door, tiled flooring.

Lounge

13'9 x 13'

Laminate wood flooring.

Kitchen/Dining

16'3 x 9'7

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap, space for cooker, partly tiled walls, plumbed for washing machine, storage under stairs.

Sunroom

11'5 x 8'

First Floor Landing

Access to floored roofspace.

Bedroom 1

10'8 x 8'

Range of built in robes.

Bedroom 2

10'9 x 9'7

Laminate wood flooring, range of built in robes, hot press.

Bedroom 3

9'8 x 7'9

Shower Room

White suite comprising: Shower cubicle with Triton electric shower, wash hand basin, low flush WC, part panelled walls.

Detached Garage

17'3 x 8'6

Up and over door, oil fired boiler.

Outside

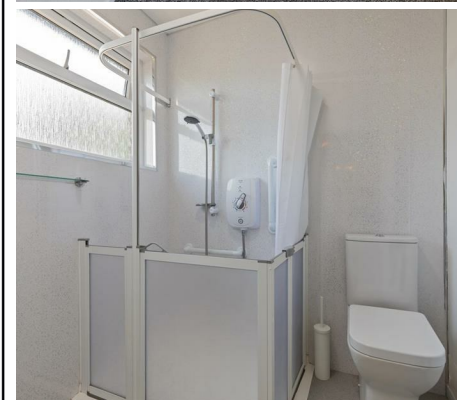
Attractive gardens to rear with lawn and patio area, PVC oil tank.

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.

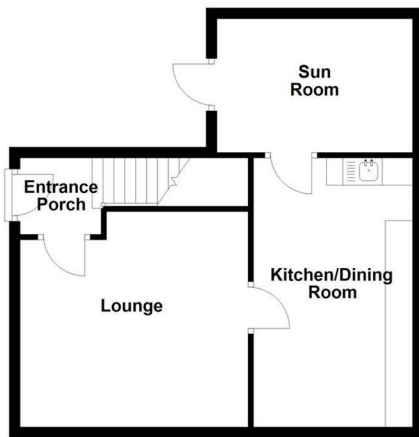
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

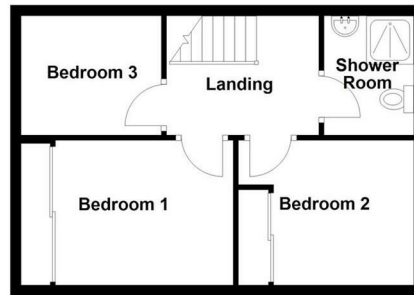




Ground Floor



First Floor



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

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