

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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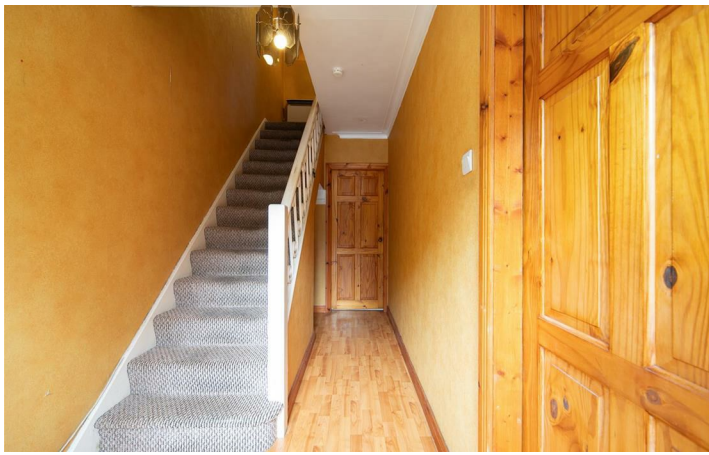
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NETWORK STRENGTH - LOCAL KNOWLEDGE



**32 ROBBS ROAD, DUNDONALD,
BELFAST, BT16 2NA**

OFFERS AROUND £129,950



A deceptively spacious mid terrace property on the convenient Robbs Road, including good sized paved garden to rear, priced to allow for modernisation.

The accommodation includes wood laminate floor throughout entrance hall, lounge with double doors to dining room. Fitted kitchen with built in oven and hob, and partly tiled walls. The first floor includes three well proportioned bedrooms, two with built in robes. Shower room comprising coloured suite, including large walk in shower cubicle with electric shower unit, fully tiled walls and timber panelled ceiling.

The outside, front garden laid in pebble stones, enclosed rear garden laid in paving with garden shed. Currently with economy seven heating, this property would benefit from a full renovation to enhance its value. The location is excellent with many local amenities within walking distance, not to mention the express Glider bus route to Belfast City Centre.

Key Features

- Deceptively Spacious Three Bed Mid Terrace Property
- Lounge With Double Doors Leading To Dining Room
- Fitted Kitchen With Range Of Units
- Three Well Proportioned Bedrooms, Two Featuring Built In Robes
- Bathroom With Coloured Suite Including Walk In Shower Cubicle
- Front Garden Laid In Pebble Stones, Rear Garden In Paving
- Convenient Location With Many Local Amenities Within Walking Distance
- Priced To Allow For Modernisation



Accommodation Comprises

Entrance Hall

Wood laminate flooring, cloaks storage under stairs.

Lounge

15'4 x 10'4

Mock fireplace, wood laminate flooring, double doors leading to:

Dining Room

9'8 x 7'6

Wood laminate flooring.

Kitchen

9'8 x 8'5

Range of high and low level units, formica work surfaces, inset single drainer stainless steel sink unit with mixer taps, built in under oven, ceramic hob, integrated extractor hood, space for fridge freezer, plumbed for washing machine, part tiled walls.

First Floor

Landing

Hot press.

Bedroom 1

11'5 x 10

Built in robes.

Bedroom 2

11'9 x 8'8

Built in robes.

Bedroom 3

8'6 x 7'5

Shower Room

Coloured suite comprising: large walk in shower cubicle with electric shower unit and sliding shower door, pedestal wash hand basin with mixer taps, low flush WC, fully tiled walls, timber panelled ceiling.

Outside

Front garden laid in pebble stones. Enclosed rear garden laid in paving 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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		48
(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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NEWTOWNARDS
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RENTAL DIVISION
028 9070 1000



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