



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 WOODCROFT HEIGHTS,
BELFAST, BT5 7NX**

OFFERS AROUND £249,950



Nestled in Woodcroft Heights of Belfast, this attractive detached bungalow offers a delightful living experience with stunning views over the city. The property features a spacious living room, alongside a fitted kitchen.

Comprising three comfortable bedrooms, this bungalow is ideal for families or downsizers and also offers integral access from the house to the attached garage adding to the practicality of this home, providing secure parking for two vehicles.

The property benefits from oil-fired heating and double-glazed windows, and is situated in a peaceful cul-de-sac, this home is located in a popular area, making it a desirable choice for those looking to enjoy a tranquil lifestyle while remaining close to the amenities of Belfast.

This bungalow with its stunning views, presents an excellent opportunity for anyone looking to settle in a welcoming community. Don't miss the chance to make this lovely property your new home.



Key Features

- Three Bedroom Detached Bungalow in a Quiet Cul de Sac Position
- Bright and Spacious Lounge and Separate Dining Room to the Front
- Fitted Kitchen With Range of Units and Partly Tiled Walls
- Flexible Accommodation With Three Bedrooms and the Option of a Fourth
- Bathroom Suite With Walk in Shower Cubicle and Separate Panelled Bath
- Oil Fired Central Heating and Double Glazing Throughout
- Stunning Panoramic Views Across Belfast City
- Ideal for downsizers and Families Alike, Early Viewing is Advised



Accommodation

Comprises:

Entrance Hall

PVC front door, Laminate wood flooring.

Lounge

13'8 x 13'2

Dining Room

9'4 x 8'3

Kitchen

13'2 x 8'4

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer taps, space for cooker, plumbed for washing machine, part tiled walls.

Rear Hall

Hot press, access to garage.

Bedroom 1

13'2 x 9'4

Bedroom 2

13'8 x 8'

Bedroom 3

10'7 x 8'

Bathroom

Walk in shower cubicle with sliding shower door, panelled bath with mixer taps, low flush WC, pedestal wash hand basin with mixer taps, panelled walls, feature chrome wall mounted radiator.

Garage

17'9 x 10'2

Oil fired boiler, pedestal wash hand basin, low flush WC, electric roller shutter door.

Outside

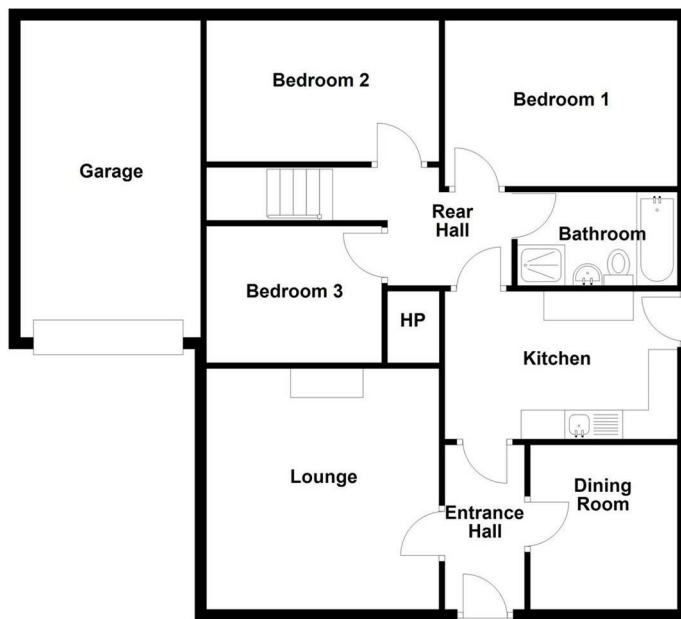
Attractive gardens to front and side in lawn, patio to rear, PVC oil tank, paved driveway to front and patio area.


Cellar





Ground 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		55	66
(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.

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.

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