



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 62 COOPERS MILL COURT,  
DUNDONALD, BT16 1SZ**

**OFFERS AROUND £139,950**





A well presented first floor apartment offering ease of access to Dundonald Village, Ballyhackamore, and Belfast City Centre via main arterial routes.

The accommodation is bright and spacious throughout, comprising an open plan living/kitchen/dining room with rural aspect through French windows in the living room. Additionally, two well proportioned bedrooms and bathroom with contemporary white suite. The apartment further benefits from Phoenix Gas central heating, double glazing and car parking.

Ideally located with a superb range of local amenities close at hand, this property is perfect for first time buyers, downsizers or as an investment opportunity. Early viewing comes highly recommended.



## Key Features

- First Floor Apartment In A Modern Development
- Open Plan Living/Dining/Lounge With Juliet Balcony
- Modern Kitchen With Integrated Appliances
- Two Well Proportioned Good Size Bedrooms
- Contemporary White Bathroom Suite
- Gas Central Heating & uPVC Double Glazing
- Intercom System & Allocated Parking
- Convenient Location Close To Many Local Amenities



## Accommodation Comprises

### Entrance Hall

With cloakroom.

### Living/Kitchen/Dining

25'0" x 14'3"

Living area offers attractive fireplace with polished inset and hearth, with gas fire and Oak surround. French double doors to Juliet balcony. Recessed spotlighting. Open to kitchen with dining.

Kitchen comprises full range of high and low level units. 4 ring stainless steel gas hob with under oven and extractor canopy over. Integrated fridge/freezer, integrated washing machine, integrated dishwasher. Tiled flooring. Recessed spotlighting.

### Bedroom 1

11'7" x 10'9"

### Bedroom 2

12'0" x 9'0"

### Bathroom

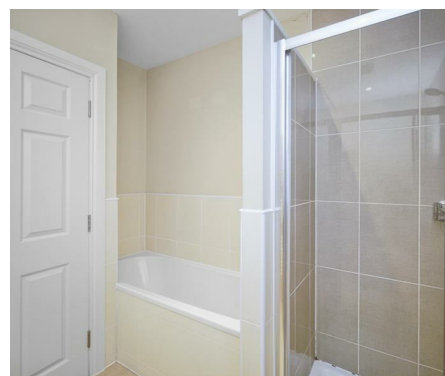
White contemporary suite comprising of panelled bath with mixer taps and shower fitment over. Fully tiled shower cubicle with thermostatic shower. Semi-pedestal wash hand basin with mixer taps. Low flush WC. Heated towel rail. Fully tiled walls. Ceramic tiled floor.

### Outside

Allocated parking area.

### Additional Information

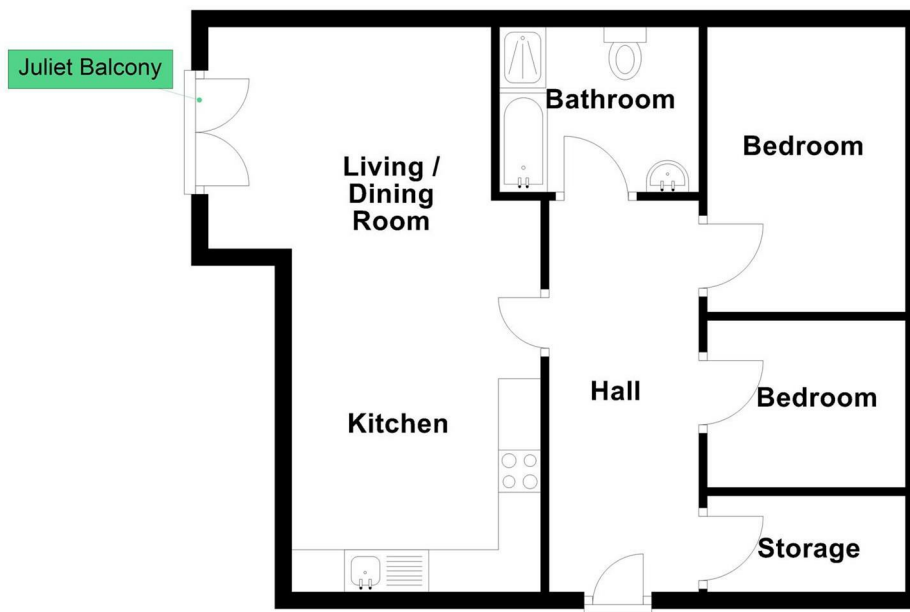
Approximately £60 per month to include communal areas, buildings insurance, window cleaning, garden maintenance.







## First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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