

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**39 CRAIGLEITH DRIVE,
DUNDONALD, BT16 2RZ**

OFFERS AROUND £139,950



39 Craigleith Drive, a charming mid terrace house located in the popular area of Dundonald. This beautifully refurbished property offers a perfect blend of modern living and comfort, making it an ideal home for first time buyers, families or professionals alike.

As you enter, you are greeted by a good-sized living room that boasts lovely views. The property also features three well-proportioned bedrooms, thoughtfully arranged over two levels, ensuring ample space for everyone and a stunning modern kitchen, which has been designed with both style and functionality in mind.

Additional benefits of this delightful home include gas fired heating and PVC double glazed windows plus easily maintained front and rear gardens.

Situated in a popular location, this property is conveniently close to local amenities, schools, and transport links, making it an excellent choice for those seeking a vibrant community atmosphere.



Key Features

- Excellent Modernised Terrace In Popular Location
- Good Sized Living Room With Views
- Three Good Sized Bedrooms, Two With Built In Storage
- Modern Fitted Kitchen With Built In-Oven & Hob
- Newly Fitted Bathroom Suite With Bath And Shower
- Gas Fired Central Heating & uPVC Double Glazing
- Ideal First Time Buyer Or Young Family Home
- Conveniently Located Close To Many Local Amenities



Accommodation Comprises

Entrance Hall

Laminate strip wood floor.

Lower Level

Bedroom 1

12'7 x 10'6

Built-in wardrobe.

Bedroom 2

12'4 x 9'9

Built in wardrobe.

Upper Level

Kitchen

12'0 x 8'9

Recently fitted luxury kitchen with range of high and low level units, 1 1/2 bowl sink unit with mixer tap, integrated oven and hob with extractor fan, space for fridge/freezer, plumbed for washing machine, tiled splashback, tiled floor.

Living Room

16'0 x 10'8

Built-in feature shelves with concealed lighting. Recessed spotlighting. Feature bay window.

Bedroom 3

12'3 x 9'9

Bathroom

Recently fitted luxury white suite comprising panelled bath with hand shower, separate shower with rainfall shower head and hand shower, sink unit with mixer tap and storage below, low flush WC, partly tiled walls, fully tiled floor.

Outside

Gardens to front and rear in lawn

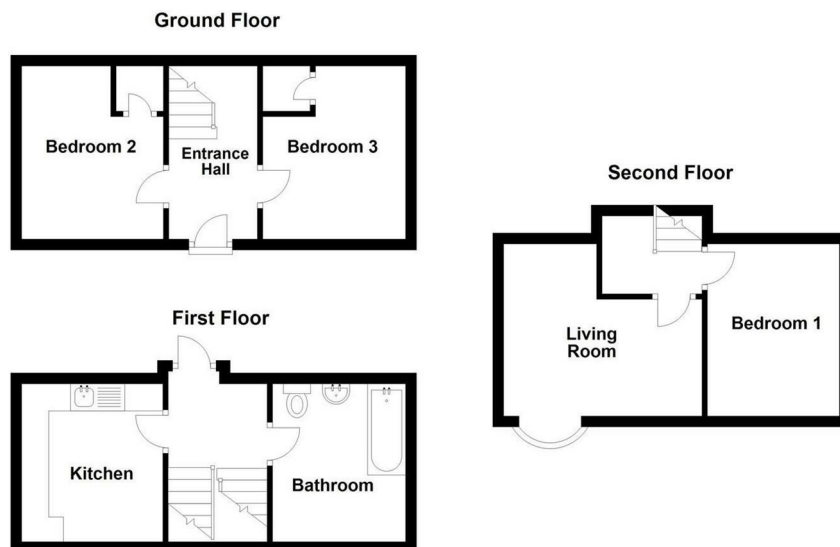
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		69	75
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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