

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**43 PRINCESS GARDENS, HOLYWOOD, BT18  
OPN**

**OFFERS AROUND £369,950**

A deceptively spacious four bedroom semi detached properly benefiting from a 50% extension to the side, and beautiful surrounding gardens.

The accommodation comprises entrance hall with three different reception areas, an attractive fully fitted, modern kitchen offering range of integrated appliances and attractive tiling. The ground floor further benefits from a toilet suite, and an additional storage cupboards.

The first floor includes four well proportioned bedrooms, three of which are double bedrooms all including built-in wardrobes. A generous family bathroom, comprising luxury white suite with freestanding bath, generous vanity unit with additional storage, and attractive tiling. Furthermore, there is a second shower room comprising modern white suite with attractive tiling. The second floor includes a further two store rooms, which are both generous and a real added bonus for the expanding family.

The outside area includes an extended driveway with gardens to front, enclosed patio garden to rear with a separate garden shed. The side garden is set perfectly for the evening sun and benefits from an attractive lawn with surrounding flower beds.

Located in what is a highly sought after area of Hollywood, Princess Gardens is both beautifully presented, and well laid out accommodation for a large family wanting to be close to many local amenities in the area. View now to avoid disappointment.



## Key Features

- Excellent Semi-Detached Property Located In Popular Hollywood
- Modern Kitchen With Integrated Appliances And Laminate Flooring
- Luxury Bathroom & Separate Shower Room To First Floor, Both With Attractive Tiling
- Oil Heating System And uPVC Double Glazed Windows
- Three Reception Areas Including Lounge, Dining Room & Living Room
- Four Good Size Bedrooms To First Floor, Three With Range Of Built-In Wardrobes
- Driveway And Gardens To Front, Side And Rear
- Convenient Location Close To A Range Of Amenities



### Accommodation Comprises

#### Entrance Hall

Wood laminate floor.

#### Lounge

14'4 x 11'5

Brick mock fireplace.

#### Dining Room

13'8 x 10'0

Wood laminate floor.

#### Rear Hall

Wood laminate floor, cloaks cupboard, double doors to:-

#### Living Room

11'5 x 9'8

Wood laminate floor, sliding patio doors.

#### Kitchen

9'9 x 9'8

Attractive range of high and low level units including display cabinets, wood effect laminate work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, space for cooker, integrated extractor hood, plumbed for washing machine, plumbed for dishwasher, space under counter for fridge, part tiled walls, wood laminate floor, timber panelled ceiling with recessed spotlighting.

#### First Floor

#### Landing

#### Bedroom 1

14'1 x 9'9

Range of built in wardrobes.

#### Bedroom 2

14'5 x 10'2

Including full length range of built-in wardrobes with sliding mirrored doors.

#### Bedroom 3

11'6 x 9'9

Range of built in robes.

#### Bedroom 4

7'4 x 6'6

#### Bathroom

Luxury white suite comprising bath with timber panelling, mixer tap, built in rainfall shower and hand held shower, shower screen, vanity unit with mixer tap and built-in shelving, low flush WC, part tiled walls, ceramic tiled floor, wall mounted radiator, recessed spotlighting.

#### Shower Room

Luxury white suite comprising walk-in shower cubicle with electric shower, PVC wall cladding and folding shower screen, vanity unit, low flush WC, wall mounted feature radiator, part tiled walls, wood effect tiled floor, PVC panelled ceiling with recessed spotlighting, hotpress.

#### Second Floor

Staircase to:-

#### Landing

#### Store Room

13'0 x 4'0

(average) Large Velux window.

#### Store Room

9'9 x 4'3

(average)

#### Outside

Front garden with lawn, flower beds and brick feature driveway, enclosed side garden with lawn and flowerbeds, boiler house with oil fired boiler, outside tap. Enclosed rear south facing rear garden with large brick paviour patio, raised flowerbeds, Tobermore paving, 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](http://www.legislation.gov.uk)











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	70
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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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ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929

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BALLYNAHINCH  
028 9756 1155

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

