



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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BT4 3EX

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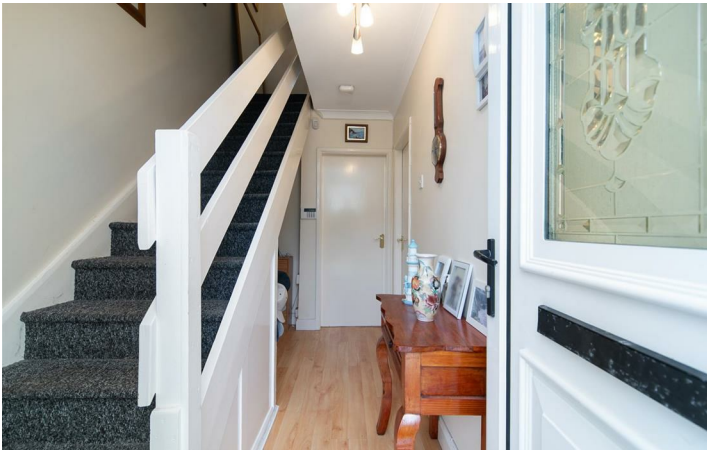
ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**41 CHERRYHILL CRESCENT,
DUNDONALD, BELFAST, BT16 1JQ**

OFFERS AROUND £149,950



A deceptively spacious, extended semi-detached property, sitting on a corner site with large garden in lawn, and attached garage, situated in a popular residential area.

The accommodation includes wood laminate floor from the entrance hall through to the lounge, open to dining room. The kitchen is extended and comprises range of high and low level 'ivory white' units, space for appliances, partly tiled walls and ceramic tiled flooring, open to breakfast area. The first floor includes two well proportioned bedrooms, both with wood laminate flooring. White bathroom suite comprising electric shower over bath, PVC wall cladding, tile effect laminate flooring, and chrome feature wall mounted radiator.

The outside includes a front garden with lawn, gated driveway, large side garden with lawn and mature trees. Rear yard with paving, garden shed, and attached garage to include modern oil fired boiler. Ideal for first time buyers, or small families wanting the benefit of great space in a much sought after residential area of Dundonald, close to Ulster Hospital, and convenient to the express glider bus service into Belfast city centre.

Key Features

- Excellent Semi-Detached Property On A Corner Site
- Spacious Through Lounge Open To Dining Room
- Extended Kitchen Open To Breakfast Area, With Tiled Flooring
- Two Well Proportioned Bedrooms, Both With Laminate Flooring
- White Bathroom Suite With Tile Effect Laminate Flooring
- Gardens To Front And Side, Attached Garage And Patio To Rear
- Oil Fired Central Heating And PVC Double Glazed Windows
- Convenient Location Close To A Wide Range Of Amenities



Accommodation Comprises

Entrance Hall

Wood laminate flooring. Cloak space downstairs.

Lounge

10'8 x 9'9

Mock fireplace with tiled surround. Wood laminate flooring. Open to:

Dining Room

9'4 x 7'4

Wood laminate flooring.

Kitchen

19'8 x 8'5

Range of high and low level ivory white units, wood laminate work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, stainless steel extractor hood, space for fridge freezer, plumbing for washing machine, part tiled walls, ceramic tiled flooring, open to breakfast area.

First Floor

Landing

Bedroom 1

14'9 x 11'0

Built-in wardrobe. Wood laminate flooring.

Bedroom 2

9'2 x 8'9

Wood laminate flooring.

Bathroom

White suite comprising panelled bath with mixer tap, electric shower and folding shower door, vanity unit, mounted low flush WC, chrome feature radiator, PVC wall cladding, tile effect laminate flooring, PVC panelled ceiling with recessed spotlighting. Hotpress.

Outside

Front garden with lawn and surrounded by hedging. Gated driveway to front, large side garden with lawn and mature trees. Rear yard with paving. Garden shed.

Attached Garage

13'9 x 9'8

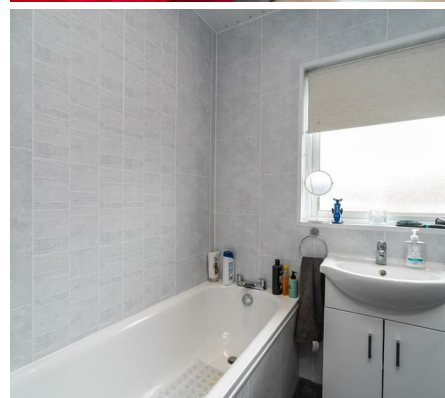
Light and power. Up and over door. Oil fired boiler.

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		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	
(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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RENTAL DIVISION
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