

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**33 HANWOOD FARM,
DUNDONALD, BT16 1YA**

OFFERS AROUND £209,950



Nestled within the popular Hanwood Farm development in Dundonald, Belfast, this beautifully presented four bedroom semi-detached home offers a superb combination of comfort, space, and convenience. With a great layout and prime location, it's an excellent opportunity for families, young couples, or first-time buyers seeking a vibrant and well-connected community.

The property boasts two generous reception rooms, including a spacious living area with double doors opening into a bright dining room and leading to a fitted kitchen with excellent range of units and built-in oven and hob. On the first floor, four bedrooms and a shower room. Externally, the home features easily maintained gardens, a utility room with plumbing for washing machine, and detached garage, providing excellent storage or secure parking for two vehicles.

Set in a sought after location, this home is just moments away from top local amenities such as the David Lloyd Leisure Centre and the ever popular Dundonald Ice Bowl and can only be appreciated upon an internal inspection.



Key Features

- Attractive Semi-Detached Home In Popular Location
- Good Sized Living Room With Doors To Dining Room
- Fitted Kitchen With Range Of Units & Built In Oven & Hob
- Four Bedrooms, All With Laminate Flooring
- Shower Room With Corner Shower And Wall Panelling
- Gas Fired Central Heating And Double Glazing
- Easily Managed Gardens & Detached Garage
- Excellent Home For A Wide Range Of Purchasers



Accommodation Comprises

Entrance Hall

Tiled floor. Storage under stairs.

Living Room

17'0 x 15'6

Attractive fireplace with marble inset and hearth. Laminated strip wood flooring. Double doors to dining room.

Dining Room

10'9 x 10'6

Laminated strip wood flooring. Sliding door to rear.

Kitchen

11'2 x 10'7

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and ceramic 4 ring hob, plumbing for dishwasher, part tiled walls, fully tiled floor.

First Floor

Bedroom 1

15'0 x 9'9

Laminated strip wood flooring.

Bedroom 2

9'6 x 7'5

Laminated strip wood flooring.

Bedroom 3

8'7 x 8'6

Laminated strip wood flooring.

Bedroom 4

9'7 x 7'5

Laminated strip wood flooring.

Shower Room

9'7 x 7'5

Comprising corner shower cubicle, wash hand basin and low flush WC. Panelled walls.

Outside

Driveway to front and paved area. Large decked area and patio to rear.

Utility Room To Rear

9'3 x 9'0

Single drainer stainless steel sink unit, plumbing for washing machine, gas boiler.

Garage

18'7 x 9'3

Up and over door. Light and power.

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		
(81-91) B		
(69-80) C	74	79
(55-68) D		
(39-54) E		
(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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028 9336 5986

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028 9188 8000

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028 4461 4101

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028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
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NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



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