

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 CLAGGAN PARK, DUNDONALD,
BELFAST, BT16 2SR**

OFFERS AROUND £124,500



An excellent mid terrace property in the heart of Ballybeen, offering fantastic accommodation to include a permanent staircase to a floored and sheeted roof space, front garden with lawn, and garden store to rear.

The accommodation is both bright and spacious, comprising lounge with wood laminate floor, dining/kitchen with range of units, partly tiled walls, and ceramic tiled flooring open to dining area. The first floor includes three well proportioned bedrooms, including built in robes and wood laminate flooring. Bathroom comprising white suite, electric shower over bath, fully tiled walls and timber panelled ceiling.

Generous floored and sheeted roof space with laminate flooring, electric sockets and two Velux windows. West facing garden to front, perfect for the evening sun, and enclosed rear garden with brick paving and garden store with electric and patio doors. Perfect for the first time buyer or growing family, close to many local amenities in and around Ballybeen and Dundonald Village, not mention the express Glider bus service into Belfast City Centre.



Key Features

- Well Presented Three Bedroom Terraced Property In Popular Location
- Spacious Living Room With Wood Laminate Flooring
- Kitchen With Built In Appliances And Dining Area
- Three Generous Sized Bedrooms To Include Built In Robes
- Family Bathroom With Electric Shower Over Bath
- Oil Fired Central Heating And Double Glazed Windows
- West Facing Front Garden And Enclosed Rear Garden With Garden Store
- Convenient Location Close to Dundonald Village and Easy Access to Belfast City Centre



Accommodation Comprises

Entrance Hall

Wood laminate floor.

Lounge

14'6 x 14'0

(at widest points) Mahogany hard wood feature fireplace, wood laminate floor.

Dining/Kitchen

17'3 x 10'1

Range of high and low level units, granite effect work surfaces, inset single drainer sink unit with mixer tap, double built in oven, ceramic hob, stainless steel extractor hood, space for fridge freezer, plumbed for washing machine, part tiled walls, ceramic tiled floor, open to dining area, storage under stairs.

First Floor

Landing

Hotpress.

Bedroom 1

10'9 x 10'4

Including built in robes with part mirrored sliding doors, wood laminate floor.

Bedroom 2

12'1 x 9'0

Plus built in robes with sliding doors, wood laminate floor.

Bedroom 3

9'5 x 8'2

Wood laminate floor, built in robe.

Bathroom

White suite comprising panelled bath, electric shower, pedestal wash hand basin, low flush WC, fully tiled walls, timber panelled ceiling.

Staircase To Roofspace

Floored and sheeted roofspace with wood laminate floor, electric sockets, recessed spot lighting, eave storage, two Velux windows.

Outside

West facing front garden with lawn and flowerbeds. Enclosed rear garden laid in brick paving, boiler house with oil fired boiler, outside tap.

Garden Store

14'0 x 6'5

Light and power, patio doors.

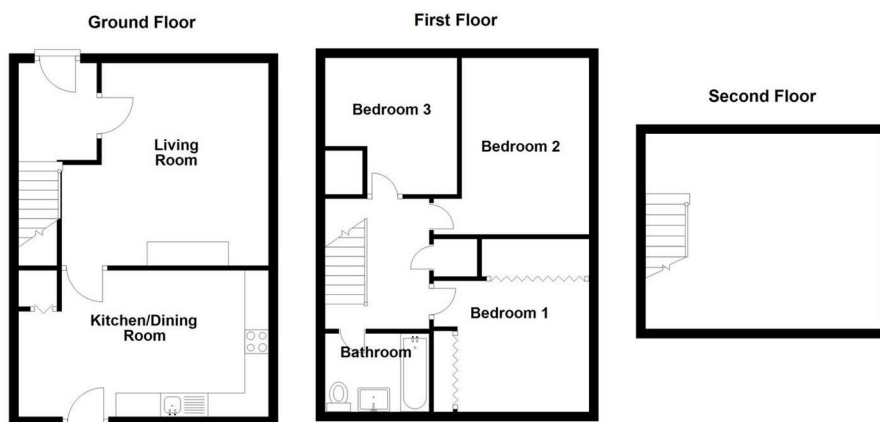
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.


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			
(55-68) D			
(39-54) E		54	62
(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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