

ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 GRANGEWOOD PARK, BT16 1GN**

**OFFERS AROUND £199,950**



An excellent, modern build, extended semi-detached bungalow in the popular Grangewood Park, offering great accommodation and including a South facing garden, and detached garage.

The accommodation is well presented throughout and includes a spacious entrance hall with semi-solid wood flooring, leading into a good size lounge, to include an attractive fireplace with electric fire. Recently fitted, attractive kitchen to include a range of built-in appliances, breakfast table, and semi-solid wood flooring open to dining area, and a good size extension to include sun room with patio doors to garden.

Three well proportioned bedrooms, including principle bedroom with a range of built-in bedroom furniture, wood laminate flooring, and modern en-suite shower room with walk-in shower, and attractive tiling. Furthermore, bedroom two includes wood laminate flooring, and bedroom three includes the attractive semi-solid wood flooring. Modern white bathroom suite comprising panelled bath with handheld shower and attractive tiling.

The outside areas include front garden with lawn, and good size driveway leading to detached garage. Enclosed South facing rear garden to include lawn, attractive timber decking area, and brick paviour patio, and attractive flowerbeds. A beautiful garden in a perfect position for all day sun, an ideal home for mature adults wanting to downsize in a popular residential development within the Dundonald area.



## Key Features

- Extended Modern Semi-Detached Bungalow In Dundonald
- Modern Kitchen With Range Of Appliances And Breakfast Bar
- Good Size Driveway Leading To Detached Garage
- Gas Fired Central Heating And Upvc Double Glazed Windows
- Excellent Accommodation To Include Lounge, Dining & Sun Room
- Three Good Size Bedrooms, Master With En-Suite
- Spacious Garden To Rear With Timber Decking Area And Patio
- Ideal Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises

#### Entrance Hall

Solid strip wood flooring, recessed spotlighting, linen cupboard with gas fired boiler, cloaks cupboard.

#### Lounge

14'7 x 13'2

(at widest points) Attractive \*\*\* fireplace with carved wood surround and electric fire, solid strip wood panelled flooring.

#### Dining/Kitchen

24'5 x 12'9

(at widest points) Modern range of high and low level units, granite effect work surfaces with upstand, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob, stainless steel splashback, stainless steel extractor hood, built in microwave, housing for American Style fridge freezer, integrated dishwasher, breakfast table, open to dining area, solid strip wood panelled floor, open to:-

#### Sunroom

9'7 x 9'7

Timber ceiling with recessed spotlighting, patio doors to garden.

#### Bedroom 1

11'8 x 10'0

Range of built in bedroom furniture, wood laminate flooring.

#### Ensuite Shower Room

Modern white suite comprising walk in shower cubicle with built in shower, tiled walls, sliding shower doors, pedestal wash hand basin with mixer tap, low flush WC, part tiled walls, ceramic tiled floor, chrome feature radiator, recessed spotlighting, extractor fan.

#### Bedroom 2

12'5 x 7'7

Wood laminate flooring.

#### Bedroom 3

9'2 x 7'8

Solid strip wood panelled flooring.

#### Bathroom

Modern white suite comprising panelled bath with mixer tap and telephone hand shower, vanity unit with mixer tap and low flush WC. Chrome feature radiator, partially tiled walls and ceramic tiled flooring, and recessed spotlighting.

#### Outside

Front garden with lawn, enclosed south facing rear garden with lawn, flowerbeds, timber decking area, brick pavior patio area with boundary hedging.

#### Detached Garage

17'8 x 9'4

Power, plumbed for washing machine, up and over door.





















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	70	76
	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.

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.

[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

**ANDERSONSTOWN**  
028 9060 5200

**BALLYHACKAMORE**  
028 9047 1515

**BALLYNAHINCH**  
028 9756 1155

**BANGOR**  
028 9127 1185

**CARRICKFERGUS**  
028 9336 5986

**CAVEHILL**  
028 9072 9270

**DONAGHADEE**  
028 9188 8000

**DOWNPATRICK**  
028 4461 4101

**FORESTSIDE**  
028 9064 1264

**GLENGORMLEY**  
028 9083 3295

**MALONE**  
028 9066 1929

**NEWTOWNARDS**  
028 9181 1444

**RENTAL DIVISION**  
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437;  
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark