



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7 DRUMADOON PARK, BELFAST,
BT16 2PW**

OFFERS AROUND £124,950



Located in the sought-after Drumadoon Park in Dundonald, this charming end-terrace house presents an excellent opportunity for those seeking a comfortable and stylish home. The property boasts a well-proportioned living room, with laminate flooring, fitted kitchen with a breakfast/dining area, and two good sized bedrooms plus a modern white bathroom suite with freestanding bath and attractive wall panelling.

Additional benefits of this property include gas heating and double glazing, and large patio area to the rear provides an ideal outdoor space.

This attractive two-bedroom town terrace is not only well-located but also offers a blend of comfort and convenience, making it an ideal choice for first-time buyers, small families, or those looking to downsize. With its appealing features and prime location, this property is sure to attract interest and an internal inspection is essential to appreciate all this home has to offer.



Key Features

- Attractive Town Terrace In Popular Location
- Comfortable Living Room With Laminate Flooring
- Spacious Fitted Kitchen With Breakfast / Dining Area
- Two Bedrooms On The First Floor
- Modern Bathroom Suite With Seperate Shower
- Gas Fired Central Heating & Pvc Double Glazing
- Large Paved Patio To Rear
- Ideal For First Time Buyers / Young Couples & Investors



Accommodation Comprises

Entrance Porch

PVC front door.

Living Room

14'9 x 9'3

Laminate wooden flooring.

Kitchen

14'8 x 10'4

Modern range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, space for cooker, part tiled walls, fully tiled floor, storage under stairs, gas fired boiler.

First Floor Landing

Slingsby type ladder to roofspace.

Bedroom 1

14'9 x 9'5

Laminate wooden flooring, built in cupboard.

Bedroom 2

7'4 x 10'5

Laminate wooden flooring.

Bathroom

White suite comprising: Free standing bath with mixer taps, low flush WC, vanity unit with mixer taps, separate shower cubicle, panelled walls, fully tiled floor.

Outside

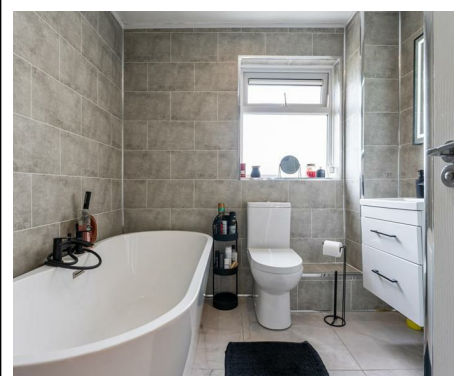
Easily maintained gardens to front in lawn, rear garden with large enclosed patio area.

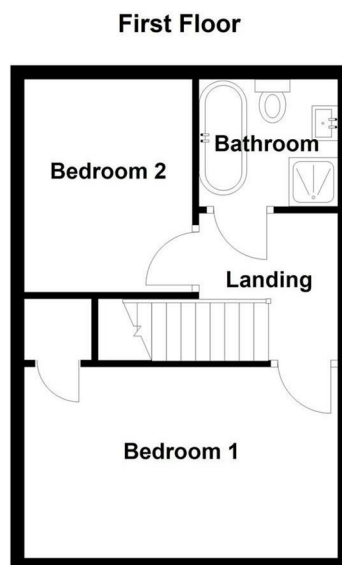
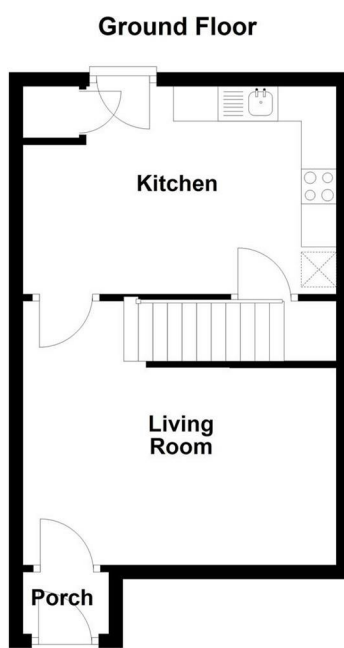
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.


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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		69	79
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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