

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**34 DUNRAVEN CRESCENT,
BELFAST, BT5 5LE**

OFFERS AROUND £149,950



A beautifully presented and recently renovated semi-detached property, ideally situated in the ever-popular Bloomfield area, just a short walk from Ballyhackamore and the Glider bus route offering easy access to Belfast city centre.

Every detail of this home has been thoughtfully upgraded by the current owner to create a stylish and comfortable living space. Recent improvements include a new roof, damp proof course, updated electrics, and a new downstairs WC.

The heart of the home is the fantastic open-plan lounge leading to a brand new luxury kitchen, perfect for modern living and entertaining. Upstairs, there are two well-proportioned bedrooms and a contemporary luxury bathroom, all finished to a high standard.

This exceptional home is sure to impress and will particularly appeal to young professionals and first-time buyers seeking a move-in-ready property in a convenient location.

Early viewing is highly recommended to avoid disappointment.



Key Features

- Beautifully Presented, Recently Renovated Semi-Detached Home
- Prime Location Within Walking Distance Of Ballyhackamore
- New Roof, Damp Proof Course, Updated Electrics, New Plumbing & Heating
- Stunning Open-Plan Lounge Leading To A New Luxury Fitted Kitchen
- Downstairs WC, Gas Heating & uPVC Double Glazed Windows
- Two Well-Proportioned Bedrooms To The First Floor
- Luxury First-Floor Bathroom, Newly Fitted With Contemporary Finishes
- Ideal For Young Professionals Or First-Time Buyers – Early Viewing Highly Recommended



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Lounge

11'9 x 10'4

Wood laminate flooring. Archway to:

Dining/Kitchen

12'9 x 8'7

New range of high and low level units, quartz effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, ceramic hob, extractor hood, integrated dishwasher, part tiled walls, wood laminate flooring, recessed spotlighting, wall mounted radiator, cupboard understairs with gas fired boiler.

Ground Floor WC

New white suite comprising vanity unit with mixer tap with tiled splashback, low flush WC, wall mounted radiator, wood laminate flooring, recessed spotlighting, extractor fan, plumbing for washing machine.

First Floor

Landing

Bedroom 1

13'0 x 9'3

(at widest point) Wood laminate flooring.

Bedroom 2

8'6 x 7'5

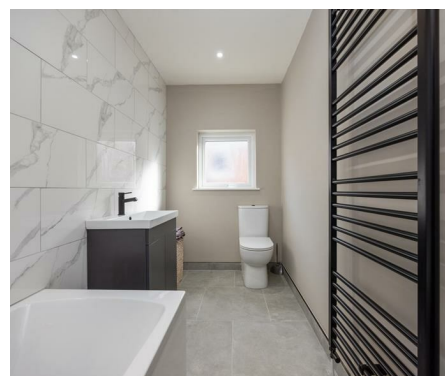
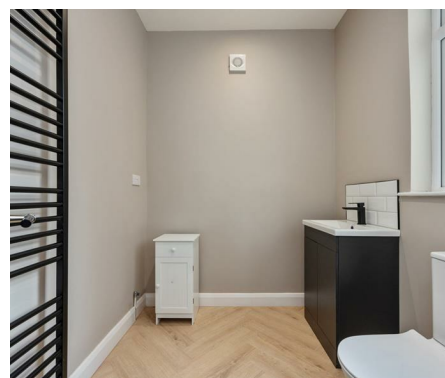
Wood laminate flooring.

Bathroom

New white suite comprising panelled bath with mixer tap, built-in rainfall shower and handheld shower, shower screen, vanity unit with mixer tap, low flush WC, part tiled walls, ceramic tiled flooring, wall mounted feature radiator, recessed spotlighting, extractor fan.

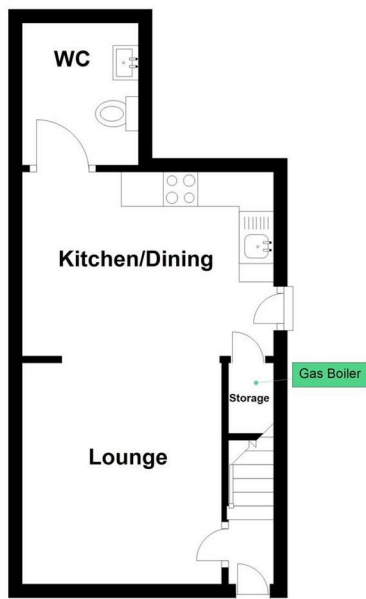
Outside

Small front stone area and concrete area to rear.





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	77
(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.

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.

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