



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**10A SUMMERHILL AVENUE,
BELFAST, BT5 7HD**

OFFERS AROUND £175,000



A deceptively spacious terrace property in the heart of Stormont, offering generous accommodation to include permanent staircase to floored roofspace, and good size garden to rear.

The accommodation includes attractive wood laminate flooring through both the entrance hall, lounge and dining room. The dining room further benefits from sliding patio doors to rear garden, and opens to a fully fitted kitchen with partly tiled walls, ceramic tiled flooring and recessed spotlighting. The first floor includes two double bedrooms with wood laminate flooring. Modern shower room comprising walk-in shower cubicle with built-in shower, chrome feature radiator, PVC wall cladding, tile effect laminate flooring, and PVC panelled ceiling with recessed spotlighting.

Further benefits include a generous landing with permanent staircase to floored and sheeted roofspace, with electric radiators, and velux windows. The outside areas are both paved and include a generous paved rear garden with boundary fence. Ideal accommodation close to a vast range of amenities, including Dundonald village and the glider bus service into Belfast city centre.



Key Features

- Spacious Mid Terrace Property In Popular Location
- Through Lounge To Dining Room With Sliding Patio Doors
- Kitchen With Built-In Oven And Ceramic Tiled Flooring
- Two Bedrooms And Shower Room To First Floor
- Floored And Sheeted Roofspace With Laminate Flooring
- Gas Fired Central Heating And uPVC Double Glazing
- Paved Area To Front And Generous Paved Garden To Rear
- Convenient Location Close To A Wide Range Of Amenities



Accommodation Comprises

Entrance Hall

Wood laminate flooring. Cupboard understairs.

Lounge

12'1 x 10'6

Mock fireplace with carved wood surround and electric fire. Wood laminate flooring. Archway to:

Dining Room

13'6 x 9'4

Wood laminate flooring. Sliding patio doors. Open to:

Kitchen

10'2 x 7'0

Range of high and low level units, marble effect work surfaces, inset single drainer stainless sink unit with mixer tap, built-in under oven with ceramic hob, integrated extractor hood, plumbing for washing machine, space for fridge freezer, part tiled walls, ceramic tiled flooring, recessed spotlighting.

First Floor

Landing

Bedroom 1

13'9 x 9'6

Wood laminate flooring.

Bedroom 2

11'9 x 9'6

Wood laminate flooring.

Shower Room

Modern white suite comprising walk-in shower cubicle with built-in shower and sliding shower doors, vanity unit with mixer tap, low flush WC, chrome feature radiator, PVC wall cladding, tile effect laminate flooring, PVC panel ceiling with recessed spotlighting, cupboard with gas fired boiler.

Second Floor

Landing

Roofspace

16'1 x 7'2


(average) Floored and sheered. Two velux windows, electric and heating, wood laminate flooring.

Outside

Small paved area to front. Enclosed paved garden to rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	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.

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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