

ULSTER PROPERTY SALES

UPS

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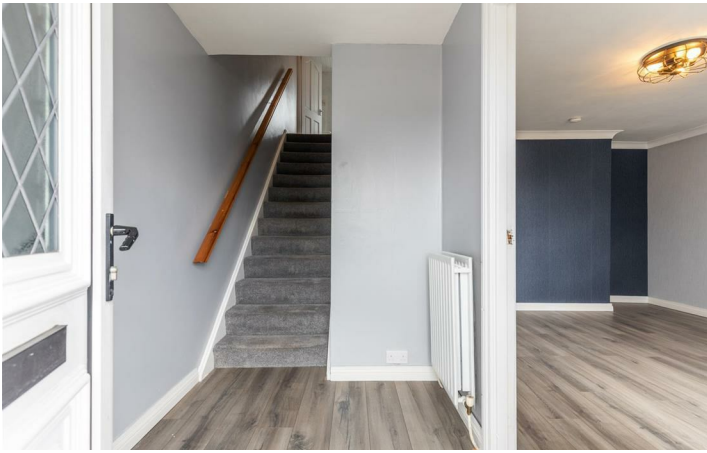
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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

OFFERS AROUND £134,950



Located in the popular Claggan Park, Dundonald, this beautifully presented three-bedroom mid-terrace home is ideal for first-time buyers, young families, or investors.

Inside, the property offers a bright fitted kitchen, complete with a range of units, oven, four ring hob, partly tiled walls, and breakfast bar. The bathroom features a panelled bath, and partly tiled walls.

Each of the three bedrooms is generously sized, with all three benefiting from built in storage. The home is further enhanced by oil fired central heating, double glazing, and low-maintenance gardens to the front and rear.

Set in a convenient location close to the shops, schools, and amenities of Dundonald Village, the property also enjoys excellent transport links, offering quick and easy access to Belfast City Centre.

This is a fantastic opportunity to secure a stylish and affordable home in a sought-after area.

Key Features

- Attractive Mid Terrace In Super Location
- Good Sized Living Room With Laminate Flooring
- Fitted Kitchen With Range Of Units And Breakfast Area
- Three Bedrooms, All With Built In Storage
- White Bathroom Suite, With Electric Shower Over Bath
- Oil Fired Central Heating & Double Glazing
- Easily Managed Gardens To Front & Rear
- Ideal For Young Professionals, First Time Buyers



Accommodation Comprises

Entrance Hall

PVC front door, laminate wooden flooring.

Kitchen

17'5 x 10'

Range of high and low level units, single drainer stainless steel sink unit with mixer taps, stainless steel oven and four ring hob, partly tiled walls, fully tiled floor, plumbed for washing machine, storage under stairs.

Living Room

14'8 x 14'

Laminate wooden flooring.

First Floor Landing

Bedroom 1

12'5 x 9'

Built in cupboard.

Bedroom 2

11' x 10'4

Laminate wooden flooring, built in cupboard.

Bedroom 3

8'2 x 7'

Laminate wooden flooring, built in cupboard.

Bathroom

White suite comprising: Panelled bath with mixer taps and Triton electric shower over bath, pedestal wash hand basin, low flush WC, fully tiled walls.

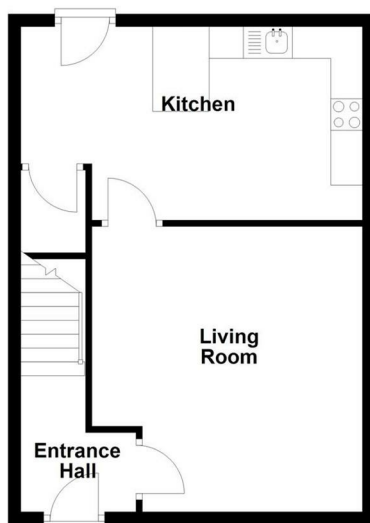
Outside

Patio to front and artificial lawn. Paved to rear, oil fired boiler and PVC oil tank.

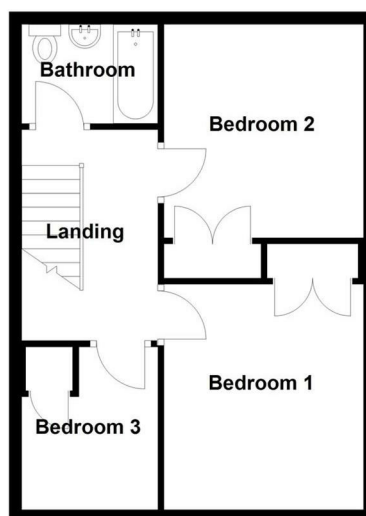




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	59	
(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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