

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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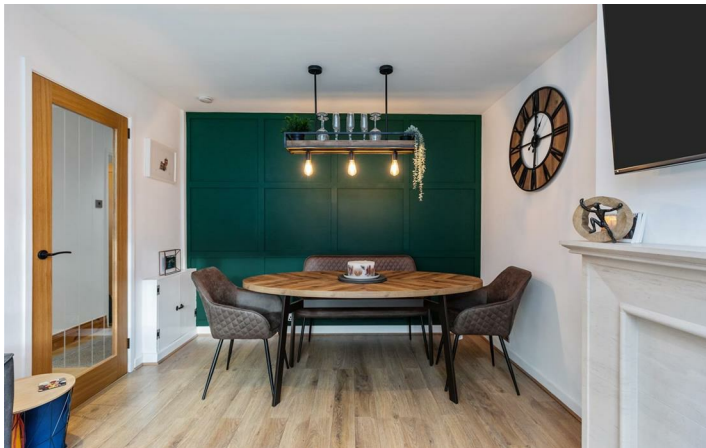
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NETWORK STRENGTH - LOCAL KNOWLEDGE



**41 HANWOOD PARK,
DUNDONALD, BT16 1XW**

OFFERS AROUND £169,950



This charming two-bedroom semi detached bungalow offers a perfect blend of comfort and contemporary style. Upon entering, you are welcomed by a bright entrance hall with laminated wood flooring that leads into a bright living and dining area, featuring an attractive sandstone fireplace and hearth, complemented by recessed spotlighting. The attractive kitchen offers a range of high and low-level units, a stainless steel oven and ceramic hob, integrated fridge/freezer, a breakfast bar, and plumbing for a washing machine.

The property comprises two comfortable bedrooms, each finished with laminated wood flooring, and a contemporary shower room, fitted with a corner shower and Triton electric shower, vanity unit, low flush WC, panelled walls, and recessed lighting.

Externally, the home benefits from a driveway providing parking to the front and side, while the rear offers a paved area, combining convenience with low-maintenance appeal. Ideal for first time buyers, downsizers, and those seeking a well presented, easy-to-manage home, delivering both style and functionality in a desirable location.

Key Features

- Charming Two-Bedroom Semi-Detached Bungalow
- Bright Entrance Hall With Laminated Wood Flooring
- Spacious Living And Dining Area With Attractive Sandstone Fireplace
- Kitchen With High And Low-Level Units, Stainless Steel Oven And Ceramic Hob
- Two Comfortable Bedrooms With Laminated Wood Flooring
- Contemporary Shower Room With Corner Shower
- Driveway And Low-Maintenance Paved Rear Area
- Ideal For First-Time Buyers And Downsizees, Well-Presented And Easy-To-Manage Home



Accommodation Comprises

Entrance Hall

Laminated strip wood flooring.

Living/Dining Room

14'9 x 12'3

Attractive Sandstone fireplace and hearth. Laminated strip wood flooring. Recessed spotlighting.

Kitchen

10'0 x 6'9

Range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and ceramic hob, integrated fridge freezer, plumbing for washing machine, breakfast bar, recessed spotlighting.

First Floor

Bedroom 1

11'2 x 9'0

Laminated strip wood flooring.

Bedroom 2

9'0 x 6'8

Laminated strip wood flooring.

Shower Room

Corner shower cubicle with Triton electric shower, vanity unit, low flush WC. Panelled walls. Recessed spotlighting.

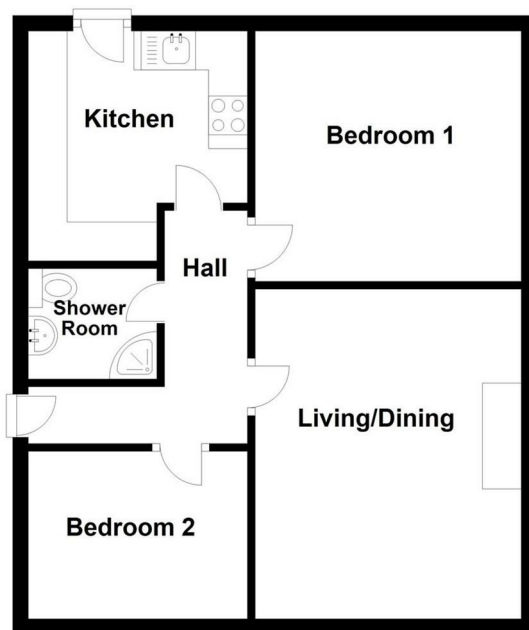
Outside

Garden to front and driveway to side for parking. Paved area to rear with oil fired boiler and PVC oil tank.





Ground Floor



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	59	68
(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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