

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**APT 2, 15 GALWAY PARK,
DUNDONALD, BELFAST, BT16 2AN**

OFFERS AROUND £159,950



Located off the Upper Newtownards Road, just past Stormont and close to Dundonald village this attractive ground floor apartment will be of instant appeal to a wide range of purchasers.

The property is approached through electric automated gates that lead to private parking and to the apartments "own" front door. On entry to the apartment, a bright and spacious hallway leads to a living room with laminate flooring and open to a fully fitted modern kitchen with built in oven & hob and integrated fridge and washing machine.

The property further benefits from two great sized bedrooms, the primary bedroom with built in wardrobes and en-suite shower room.

Benefiting from Gas heating & double glazing, a property of this standard must not be missed and will appeal to a wide range of purchasers, an internal inspection is essential to fully appreciate all it has to offer.



Key Features

- Spacious Ground Floor Two Bedroom Apartment
- Open Plan Living/Dining/Kitchen Space
- Kitchen With Range of Units and Integrated Appliances
- Generous Size Bedrooms One With Range of Built In Robes
- Modern Ensuite Shower Room Off Principal Bedroom
- White Fitted Bathroom Suite With Fully Tiled Flooring
- Gas Fired Central Heating and Double Glazing Throughout
- Conveniently Located Close To Dundonald Village and the Glider Bus Service



Accommodation Comprises

Entrance Hall

PVC front door, laminate wooden flooring, storage cupboard.

Living/Dining/Kitchen

19'4 x 12'11

Laminate wooden flooring in living area, tiled flooring in kitchen.

Excellent range of high and low level units, single drainer stainless steel sink unit, stainless steel oven and four ring hob, partly tiled walls, integrated washing machine, integrated fridge.

Bedroom 1

16' x 9'6

Laminate wooden flooring, part panelled walls, range of built in robes.

Ensuite Shower Room

Modern white suite comprising: Pedestal wash hand basin, low flush WC, enclosed shower cubicle with sliding shower door, partly tiled walls, fully tiled floor.

Bedroom 2

16'2 x 9'4

Laminate wooden flooring.

Bathroom

Modern white suite comprising: Panelled bath with mixer taps, shower over bath, glass shower screen, low flush WC, pedestal wash hand basin, partly tiled walls, fully tiled floor.

Additional Information

Management company charges are £100 pcm.

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.

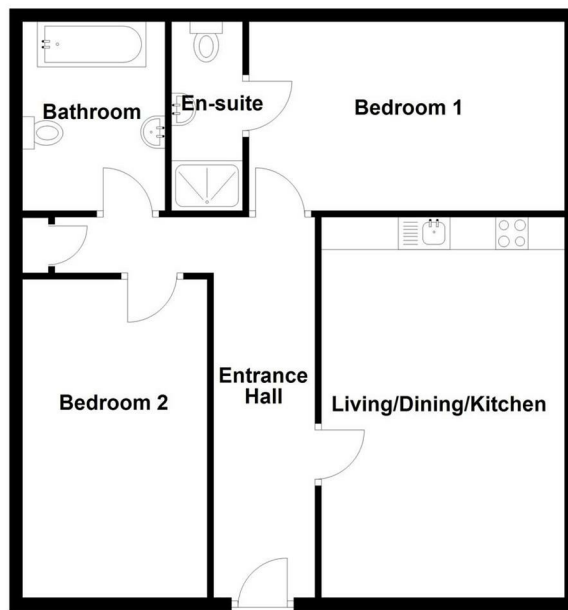
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.


You can find more information about the legislation at www.legislation.gov.uk





Ground Floor



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

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NEWTOWNARDS
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RENTAL DIVISION
028 9070 1000



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