

ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 GLENMILLAN DRIVE, BELFAST, BT4 2JF**

**OFFERS OVER £345,000**



A beautifully presented detached bungalow, offering attractive accommodation with mature gardens and attached garage, in a much sought after residential area of the Old Holywood Road.

The accommodation comprises entrance hall leading to good sized lounge, comprising attractive sandstone mock fireplace with granite hearth, and solid maple flooring, currently carpeted. Modern kitchen comprising range of attractive units, built in under oven with ceramic hob, integrated appliances, partly tiled walls and recessed spotlighting.

Two good sized bedrooms, both including solid maple flooring, currently carpeted. Bedroom one benefits from an ensuite shower room, comprising modern white suite, built in shower cubicle with electric shower, partly tiled walls and recessed spotlighting. Furthermore, modern white shower room comprising large built in shower cubicle with built in shower, attractive vanity unit with built in mirror, recessed spotlighting and linen cupboard with gas boiler.

The outside area includes front garden with raised paved areas and flowerbeds, generous gated driveway leading to attached garage. The rear garden includes lawn with flowerbeds, and good sized garden shed. Located in an excellent residential area, this property is perfect for mature buyers wanting to downsize to attractive accommodation with lots of storage and easy to maintain gardens.



## Key Features

- Excellent Detached Bungalow In A Much Sought After Residential Area
- Modern Kitchen To Include Attractive Units, And Integrated Appliances
- Modern Luxury Shower Room, And Principal Bedroom Ensuite Shower Room
- Easy To Maintain Mature Gardens, Good Size Driveway And Garage
- Generous Lounge With Sandstone Mock Fireplace and Solid Maple Flooring
- Two Excellent bedrooms, Both To Include Attractive Solid Maple Flooring
- Gas Fired Central Heating, Upvc Double Glazed Windows, Soffits And Facia
- Excellent Location Convenient To East Belfast And Holywood



### Accommodation Comprises

#### Entrance Hall

Solid maple flooring, currently carpeted.

#### Cloak Room

#### Lounge

18'2 x 11'9

Attractive sandstone mock fireplace with granite hearth, solid maple flooring.

#### Kitchen

13'0 x 10'7

Modern range of high and low level units, wood effect laminate work surfaces, built in under oven with ceramic hob and stainless steel extractor hood, integrated under counter freezer, housing for fridge freezer, integrated slimline dishwasher, built in larder, part tiled walls, recessed spotlighting.

#### Bedroom 1

15'8 x 11'9

(at widest points) Solid maple flooring.

#### Ensuite Shower Room

Modern white suite comprising built in shower cubicle with electric shower, tiled walls, folding shower door, pedestal wash hand basin with mixer tap, tiled splashback, low flush WC, recessed spotlighting, extractor fan.

#### Bedroom 2

11'9 x 10'8

Solid maple flooring.

#### Shower Room

Modern white suite comprising large built in shower cubicle with built in shower, Pvc wall cladding and sliding shower door, vanity unit with mixer tap and built in mirror, low flush WC, linen cupboard with gas fired boiler, recessed spotlighting, extractor fan.

#### Outside

Front garden with raised paved areas, tarmac driveway, enclosed rear garden with lawn and flowerbeds.

#### Garden Shed

11'8 x 7'9

#### Attached Garage

15'9 x 11'8

Light and power, plumbed for washing machine, barn door style gates.

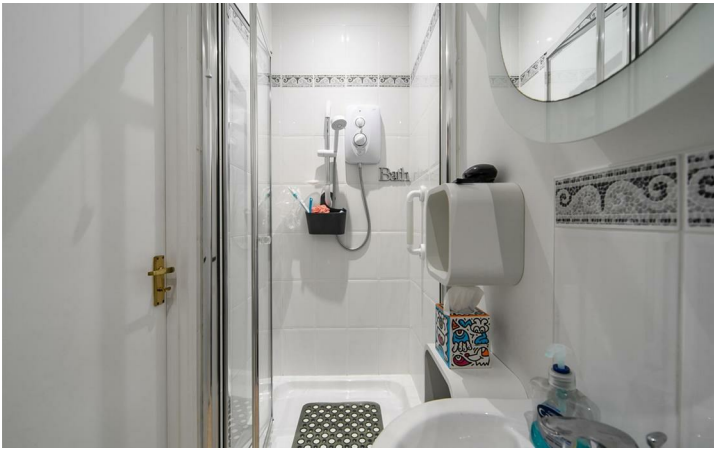




















Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>		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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