



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**44 ENLER PARK CENTRAL,
DUNDONALD, BT16 2DJ**

ASKING PRICE £110,000



Located in the sought after Enler Park area of Dundonald, Belfast, this end terrace house presents an exciting opportunity for those looking to create their own home. While the property is in need of modernisation, it boasts a generously sized living room that offers ample space and a fitted kitchen, complete with a breakfast area, providing a functional layout for daily living.

The house benefits from oil fired heating and double glazing. Priced attractively to reflect the need for updates, this property is ideal for those eager to invest time and effort into a renovation project.

With its prime location and potential for transformation, this end terrace house is a fantastic canvas for anyone looking to make their mark. Whether you are a first-time buyer or an experienced renovator, this property offers the perfect blend of potential and practicality. Don't miss the chance to turn this house into a home.

An internal inspection is essential to appreciate this homes full potential.

Key Features

- Spacious End Terrace House
- Located In The Popular Ballybeen Area
- Generously Sized Living Room
- Fitted Kitchen With Breakfast Area
- Oil Fired Heating And Double Glazing (Not tested)
- Three Bedrooms And Shower Room
- Attractively Priced To Reflect The Need For Modernisation
- Internal Inspection Essential To Fully Appreciate The Full Potential



Accommodation Comprises

Entrance Hall

Living Room

13'0 x 12'6

Kitchen/Dining

18'8 x 10'0

Range of high and low level units, sink unit, oven and hob, plumbing for washing machine. Part tiled walls. PVC doors to rear.

First Floor

Bedroom 1

11'4 x 10'4

Built-in wardrobe.

Bedroom 2

10'9 x 9'8

Bedroom 3

8'6 x 8'5

Laminated strip wood flooring.

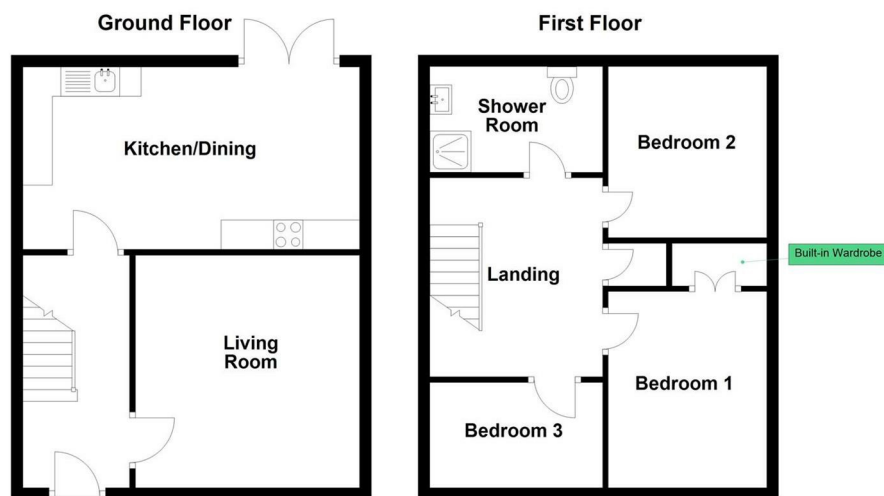
Shower Room

Comprising shower cubicle, vanity unit and low flush WC. Part tiled walls.

Outside

Enclosed yard to rear. PVC oil tank. Storage shed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		56	
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437;
Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark