



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**32 THE GREEN, HOLYWOOD,  
DOWN, BT18 9PB**

**OFFERS AROUND £149,950**





An excellent mid terrace property occupying a convenient location in Holywood. The property offers a welcoming entrance hall leading to a spacious lounge with a mock fireplace and wood laminate flooring. The kitchen features a range of units with granite-effect work surfaces, stainless steel sink, space for a cooker, and plumbing for a washing machine, finished with part-tiled walls.

The bathroom has a modern white suite with a panelled bath and electric shower, wash hand basin, and low flush WC. Upstairs, there are four well proportioned bedrooms one to include built in robes and a partially floored roofspace, ideal for storage.



Outside, a gated driveway leads to the front, while the rear garden is enclosed and includes a stone area, boiler housing with an oil-fired boiler, outside tap, and garden shed. The position of this property provides ease of access to Belfast City via main arterial routes and is within walking distance to Holywood's bustling High Street and a range of local primary and grammar schools.



## Key Features

- An Excellent Mid Terrace Property In A Convenient Holywood Location
- Welcoming Entrance Hall Leading To A Spacious Lounge With Mock Fireplace
- Kitchen With Granite-Effect Work Surfaces And Partly Tiled Walls
- Modern Bathroom With Panelled Bath, Electric Shower, Wash Basin, Low Flush WC
- Four Well-Proportioned Bedrooms, One With Built-In Robes
- Gated Front Driveway And Enclosed Rear Garden With Stone Area
- Rear Garden Features Boiler Housing, Oil-Fired Boiler, Outside Tap, And Shed
- Convenient Access To Belfast, Holywood High Street, And Local Schools



### Accommodation Comprises

#### Entrance Hall

#### Lounge

14'1 x 12'2

Mock fireplace, wood laminate flooring.

#### Kitchen

11'7 x 6'4

Range of high and low level units and granite effect work surfaces with inset 1 1/4 basin single drainer stainless steel sink unit with mixer tap. Space for cooker, plumbed for washing machine, part tiled walls.

#### Bathroom

Modern white suite comprising: Panelled bath with mixer tap and electric shower unit, pedestal wash hand basin, low flush WC. PVC wall cladding, PVC panelled ceiling.

#### First Floor Landing

##### Bedroom 1

14'8 x 10'2

##### Bedroom 2

10'2 x 8'6

##### Bedroom 3

10' x 6'8

Built in robe.

##### Bedroom 4

9'8 x 7'9

##### Roofspace

Partially floored.

##### Outside

Gated driveway to front. Enclosed rear garden with stone area, boiler housing with oil fired boiler, outside tap, garden shed.



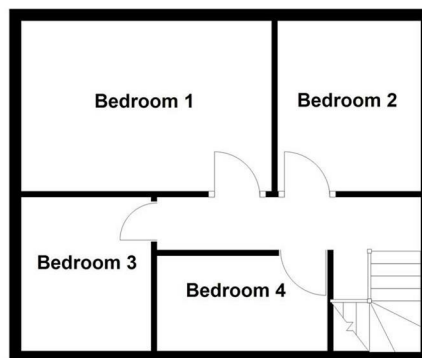





Ground Floor



First 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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		56	69
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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