

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 FINCHLEY PARK, BELFAST, BT4
2HZ**

OFFERS AROUND £300,000



Situated in a popular and convenient residential location just off the Old Holywood Road, this attractive detached bungalow offers bright and well maintained accommodation ideally suited to a range of purchasers. The property benefits from PVC double glazing and oil fired central heating, while the flexible layout provides comfortable living space throughout.

Internally, the accommodation comprises a welcoming entrance hall with useful storage including a hot press and cloaks cupboard. The spacious lounge features a marble fireplace with electric fire while the separate dining room is ideal for both everyday living and entertaining. The kitchen is fitted with a range of high and low level units with tiled flooring and partially tiled walls.

There are three well-proportioned bedrooms, two benefiting from built in storage, while the bathroom is fitted with a white suite incorporating both electric shower and telephone hand shower, complemented by fully tiled walls and recessed spotlighting.

Further benefits include a floored roofspace providing excellent additional storage and an attached garage with power, light, utility plumbing and boiler house.

Externally, the property enjoys a front garden with lawn and generous driveway parking. To the rear is an enclosed south facing garden with a good sized lawn, outside tap and boundary fencing, offering an ideal space for relaxing or entertaining outdoors.

Conveniently located close to a range of local amenities, schools and excellent public transport links, the property also offers ease of access to Belfast City Centre and the surrounding areas. Early viewing is highly recommended to fully appreciate all this home has to offer.



Key Features

- Detached Bungalow In Popular Residential Location Just Off The Old Holywood Road
- Bright And Spacious Lounge Featuring Marble Fireplace With Electric Fire
- Separate Dining Room Ideal For Family Living And Entertaining Guests
- Fitted Kitchen With Breakfast Area And Range Of Storage Units
- Three Well Proportioned Bedrooms With Excellent Built In Storage Throughout
- Modern Bathroom With White Suite, Electric Shower And Recessed Spotlighting
- Enclosed South Facing Rear Garden With Lawn And Boundary Fencing
- Excellent Convenience To Local Amenities, Schools And Public Transport Links



Accommodation Comprises

Entrance Hall

Hot press, cloaks cupboard.

Lounge

16'1 x 10'4

Marble fireplace with electric fire.

Dining Room

13'9 x 10'4

Kitchen

10'6 x 9'6

Range of high and low level units, inset 1 1/4 basin single drainer sink unit with mixer tap. Space for fridge/freezer, space for cooker with integrated extractor hood, space for under counter fridge, larder, partly tiled walls, tiled flooring, breakfast table.

Bedroom 1

13'8 x 10'1

Built in robes with sliding mirrored doors.

Bedroom 2

13' x 10'

Recessed spotlighting.

Bedroom 3

10'6 x 8'6

Double built in robes.

Bathroom

White suite comprising: Panelled bath with mixer tap, telephone hand shower, electric shower and folding shower screen. Pedestal wash hand basin, low flush WC, fully tiled walls, recessed spotlighting.

Roofspace

Floored.

Attached Garage

19'6 x 10'2

Power and light, up and over door, boiler house with oil fired boiler, plumbed for washing machine.

Outside

Front garden with lawn and generous driveway. Enclosed South facing garden with good size lawn, outside tap, boundary fencing.

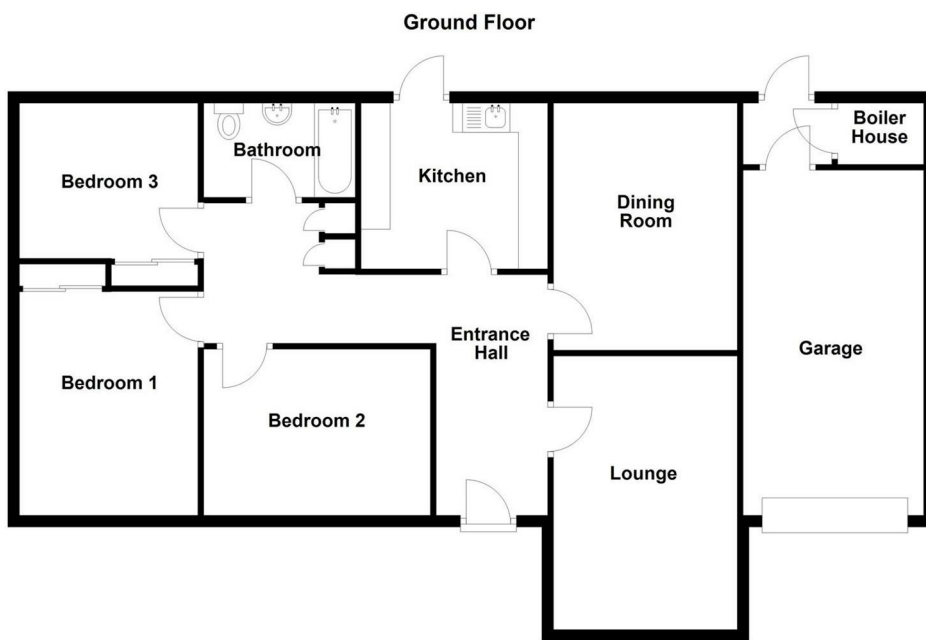
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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





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		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland			71
		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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