

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**81 LEATHEN SQUARE,
DUNDONALD, BELFAST, BT16 2QL**

OFFERS AROUND £199,950



This beautifully presented home offers a perfect blend of modern living and practical family accommodation. Step into a welcoming entrance hall leading to a bright and airy lounge, complete with a charming mock fireplace and electric fire.

The kitchen is fitted with a range of units, integrated appliances, and ample work surfaces, with space and plumbing for additional appliances. A convenient ground floor WC completes the practical layout.

Upstairs, the property features two well-proportioned bedrooms and a family bathroom, while the second floor offers two further bedrooms, including one with an en-suite shower room.

Externally, the property enjoys a brick-paved driveway and an enclosed rear garden with low-maintenance artificial grass, flowerbeds, decorative stone, a garden shed, and an outside water tap. Bin access adds to the practical appeal.

Perfect for families or those seeking a stylish home with versatile accommodation, this property combines comfort, convenience, and modern living in one desirable package, and in a popular location close to a wide range of local amenities.



Key Features

- Beautifully Presented Family Home Offering Modern Living And Practical Accommodation
- Welcoming Entrance Hall Providing Access To All Ground Floor Rooms
- Bright And Airy Lounge Featuring A Charming Mock Fireplace And Electric Fire
- Well-Equipped Kitchen With A Range Of Units, Integrated Appliances, And Workspace
- Convenient Ground Floor WC For Everyday Practicality
- Four Bedrooms Over Two Floors, Including A Main With En-Suite Shower Room
- Family Bathroom Serving The Additional Bedrooms With Modern Fittings
- Enclosed Rear Garden And Driveway With Artificial Grass, Flowerbeds, Shed, And Bin Access



Accommodation Comprises

Entrance Hall

Lounge

15'3 x 12'7

Mock fireplace with electric fire, tile effect laminate flooring, cupboard with gas fired boiler.

Rear Hall

Kitchen

11'7 x 8'7

Range of high and low level units, formica work surface, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in under oven, gas hob, stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, plumbing for washing machine, part tiled walls, tile effect laminate flooring.

Ground Floor WC

White suite comprising pedestal wash hand basin with mixer tap, tiled splashback, low flush WC, ceramic tiled flooring.

First Floor

Landing

Tile effect wood laminate flooring.

Bedroom 1

15'4 x 9'4

Bedroom 2

8'8 x 8'8

Bathroom

White suite comprising panelled bath with mixer tap, telephone shower with shower screen, pedestal wash hand basin with mixer tap, tiled splashback, low flush WC.

Second Floor

Landing

Bedroom 3

7'8 x 7'2

(average) Velux window.

Bedroom 4

18'2 x 15'3

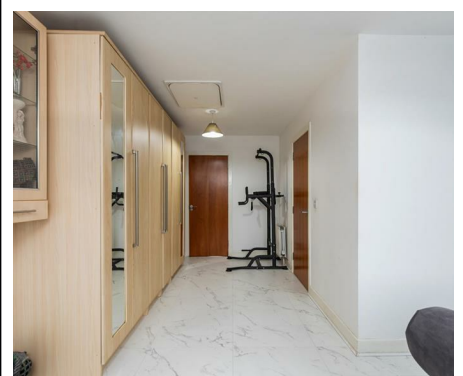
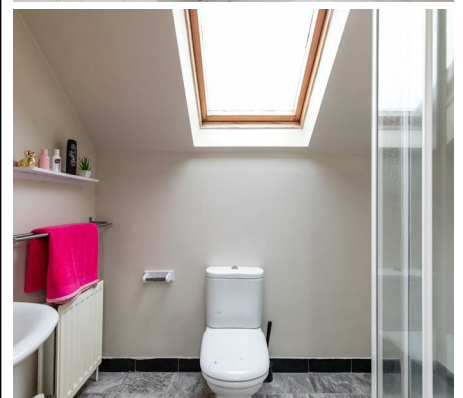
(at widest point) Tile effect laminate flooring.

En-Suite Shower Room

White suite comprising electric shower, tiled walls, folding shower door, pedestal wash hand basin with mixer tap, tiled splashback, low flush WC, ceramic tiled flooring.

Outside

Brick paved driveway to front. Enclosed rear garden with artificial grass and flowerbeds, finished with decorative stone. Garden shed. Outside water tap. Access for bins.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(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.

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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