

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**12 ORCHARD COURT,  
HOLYWOOD, BT18 9QE**

**OFFERS AROUND £149,950**



This well-presented family home is located in a quiet residential location just off Knocknagoney Road. The entrance hall with tiled flooring leads to a bright lounge with laminate wood flooring. The kitchen has a range of units, stainless steel sink, space for a cooker, plumbing for a washing machine, and under-stairs storage, with a rear hall giving garden access.

Upstairs there are three bedrooms, all with laminate flooring, including a second bedroom with built-in robes. The bathroom has a white suite with a panelled bath and telephone hand shower, pedestal basin, low flush WC, and tiled floors and walls. A floored roofspace provides extra storage and the gas-fired boiler is conveniently housed in a landing cupboard.

Outside, the front has a paved area, lawn, and flowerbeds. The rear garden features a patio, lawn, and a large storage shed. Gas-fired heating completes this practical and comfortable home which is conveniently located close to a range of amenities and arterial routes into Belfast City Centre. Early viewing is advised.



## Key Features

- Bright Entrance Hall Featuring Tiled Flooring
- Spacious Lounge With Laminate Wood Flooring
- Kitchen With High And Low-Level Units, Stainless Steel Sink, And Storage
- Rear Hall Providing Convenient Garden Access And Tiled Flooring
- Three Bedrooms With Laminate Flooring, Including Built-In Robes In Second Bedroom
- Bathroom With Panelled Bath, Telephone Hand Shower, Pedestal Basin, And WC
- Floored Roofspace Offering Extra Storage And Versatile Space
- Front Paved Area, Rear Patio, Lawn, And Large Storage Shed



### Accommodation Comprises

#### Entrance Hall

Tiled flooring.

#### Lounge

15'7 x 12'8

Laminate strip wood flooring.

#### Kitchen

15'8 x 10'8

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, space for cooker, plumbed for washing machine, partly tiled walls, fully tiled flooring, storage under stairs. Door to:

#### Rear Hall

Tiled floor.

#### First Floor Landing

Cupboard housing gas fired boiler, stairs to floored roofspace (15'4x10'4)

#### Bedroom 1

12'6 x 8'6

Laminate wood flooring.

#### Bedroom 2

10'6 x 8'

Laminate wood flooring, built in robes.

#### Bedroom 3

9'7 x 6'9

Laminate wood flooring.

#### Bathroom

White suite comprising: Panelled bath with telephone hand shower, pedestal wash hand basin, low flush WC, part tiled walls, fully tiled floor.

#### Outside

Paved area to front with area in lawn and flowerbeds. Patio to rear with garden in lawn with large storage shed.

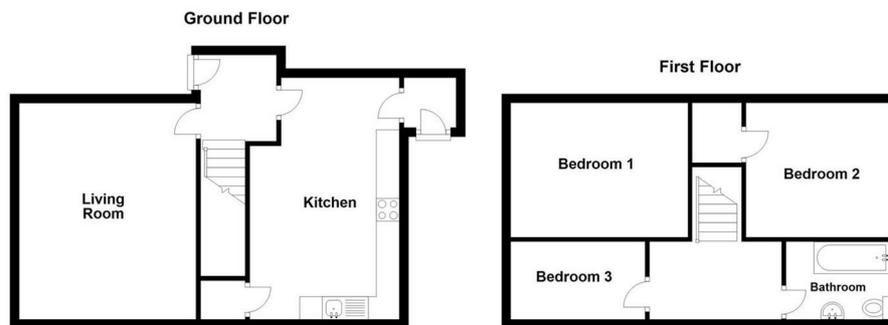
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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](http://www.legislation.gov.uk)





| 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.

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[ULSTERPROPERTYSALES.CO.UK](http://ULSTERPROPERTYSALES.CO.UK)

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