

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



16 ROSE PARK SOUTH, BELFAST, BT5 7RJ

OFFERS AROUND £299,950

A charming detached bungalow situated in a well-established residential area, close to many local amenities.

The accommodation offers a bright entrance hall featuring a convenient cloak cupboard. From here, you step into a spacious lounge, highlighted by a striking slate fireplace and hearth, and an elegant archway leading to a dining room. Additionally, a conservatory with slate floor and direct access to the rear garden, and spacious kitchen. Furthermore, the property boasts three well-proportioned bedrooms, one of which benefits from a built-in cupboard, along with a modern shower room comprising a WC, wash hand basin, towel rail, and hotpress. Externally, the home features a driveway and front lawn leading to a detached garage. To the rear, the attractive garden offers lawns, mature trees and shrubs, and a patio area—providing a peaceful outdoor space perfect for relaxing or entertaining.

Ideally positioned, this property benefits from easy access to a range of local amenities including shops, schools, and everyday services. Ready for modernisation, and ideal for a family or downsizers wanting to reside in an much sought after residential area, close to Stormont and the many popular schools, not to mention the Glider bus route into Belfast city centre right on your doorstep!



Key Features

- Excellent Detached Family Home In A Much Sought After Residential Area
- Fitted Kitchen With Range Of Units With Access To Rear
- Dining Room With Archway Leading To Bright Spacious Conservatory
- Driveway, Front Lawn, Detached Garage And Private Rear Garden
- Three Reception Areas To Include Lounge, Dining Room And Conservatory
- Modern Shower Room With Large Walk-In Shower Cubicle
- Three Well Proportioned Bedrooms, One With Built-In Wardrobe
- Prime Location Close To Stormont, Popular Schools And Glider Route



Accommodation Comprises

Entrance Hall

Cloak cupboard.

Lounge

19'9 x 13'0

Slate fireplace and hearth. Archway to:

Dining Room

11'6 x 10'4

Double doors to conservatory.

Conservatory

15'8 x 9'0

Slate floor. PVC double doors to garden.

Kitchen

14'3 x 9'3

Range of high and low level units, single drainer stainless steel sink unit, part tiled walls, cooker space, plumbing for washing machine.

Bedroom 1

11'5 x 10'5

Bedroom 2

12'4 x 8'9

Built-in cupboard.

Bedroom 3

9'2 x 7'4

Shower Room

Comprising shower cubicle, low flush WC, pedestal wash hand basin, towel rail. Hotpress.

Outside

Driveway to front, and garden in lawn leading to detached garage. Attractive gardens to rear in lawn with trees, shrubs and patio area.



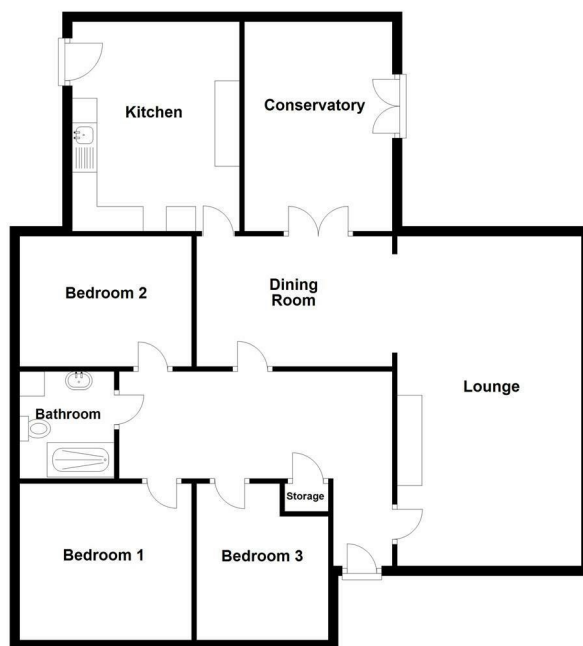








Ground Floor



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		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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