

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



8 ABBEY PARK, BELFAST, BT5 7HQ

OFFERS OVER £220,000



This semi-detached home located in the popular Abbey Park is a well presented property offering comfortable and practical living throughout. The entrance hall leads into a bright lounge with wood laminate flooring and cornice ceiling, open plan to the dining room, creating a great space for everyday living and entertaining.

The kitchen is fitted with a range of high and low level units, integrated oven, ceramic hob with extractor fan, and fridge/freezer, with access to the rear garden.

Upstairs there are three good sized bedrooms, two with built in storage. The bathroom is fitted with a modern white suite including vanity unit and walk in shower, with fully tiled walls and floor. A storage cupboard houses the gas fired boiler.

Outside, the front offers a tarmac driveway with parking and a lawn area. The enclosed rear garden includes a raised patio and planted areas with mature shrubs and bushes. The property further benefits from gas fired heating and is conveniently located close to a range of amenities, local schools and public transport links. Suitable a range of buyers seeking a convenient and well maintained home, early viewing is advised.



Key Features

- Semi-Detached Home Located In The Popular Abbey Park Area
- Bright Lounge With Wood Laminate Flooring And Cornice Ceiling Open To Dining Room
- Kitchen Fitted With Units, Integrated Oven, Hob, And Fridge/Freezer
- Three Bedrooms Upstairs, Two Offering Built In Storage Solutions
- Modern Bathroom With Vanity Unit, Walk In Shower, Fully Tiled
- Front Driveway With Parking And Rear Garden With Patio
- Gas Fired Heating And Convenient Access To Local Amenities



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Lounge

12'5 x 12'5

Wood laminate flooring, cornice ceiling, open to dining.

Dining Room

10'5 x 8'8

Wood laminate flooring, cornice ceiling.

Kitchen

7'9 x 9'2

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, built in eye level oven, integrated ceramic hob and extractor fan, integrated fridge/freezer, PVC door to rear.

First Floor Landing

Bedroom 1

10'3 x 11'9

Bedroom 2

12'4 x 9'4

Built in storage.

Bedroom 3

8'4 x 8'6

Built in storage

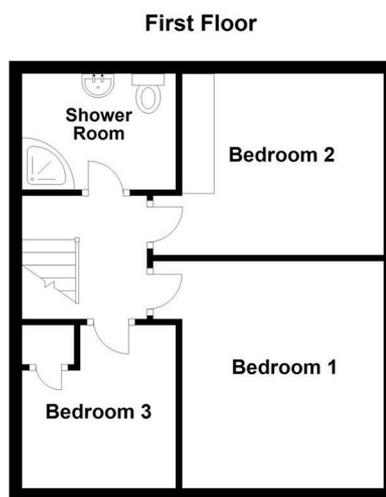
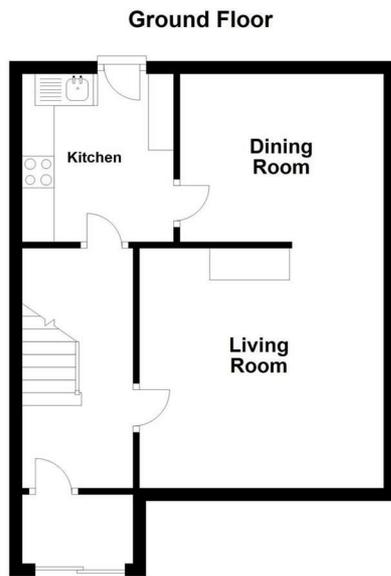
Bathroom

White suite comprising: Low flush WC, vanity unit with mixer tap, walk in shower cubicle with electric shower, fully tiled walls and fully tiled floor, storage cupboard housing gas fired boiler.

Outside

Tarmac driveway to front with space for two cars, area in lawn. Rear garden with raised patio area, area in stone with shrubs and bushes.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	77
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark