

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**33 OLD MILL PARK, BELFAST, BT16 1WF**

**OFFERS AROUND £249,950**

This beautifully presented detached home offers stylish, modern living with generous accommodation throughout, and conveniently located close to a wide range of local amenities.

The entrance hall features attractive wood-effect tiled flooring and an under-stairs storage cupboard. The lounge features a built-in TV wall, and a modern full-width electric fire.

To the rear, the impressive open-plan kitchen and dining area is fitted with a modern range of white gloss units, complementary work surfaces, and a range of integrated appliances. Feature lighting enhances the workspace, while patio doors open directly to the rear garden, allowing for natural light.

On the first floor, the landing offers additional storage with a linen cupboard. The main bedroom benefits from a full range of built-in mirrored wardrobes and recessed spotlighting, along with an en-suite shower room. Additionally, two further bedrooms and a contemporary family shower room.

Externally, the property enjoys a front garden laid in lawn with planted flowerbeds and a tarmac driveway to the side. The enclosed rear garden is designed for low maintenance, featuring a paved seating area leading to a raised decked area, decorative stone borders and a garden shed.

Overall, this is a superb home offering modern finishes, excellent outdoor areas and a convenient location close to shops and public transport links – early viewing comes highly recommended!



## Key Features

- Beautifully Presented Home With Modern Living And Generous Accommodation
- Open-Plan Kitchen And Dining Area, Integrated Appliances, And Patio Doors To Rear Garden
- Two Further Bedrooms On The First Floor, Alongside A Contemporary Family Shower Room
- Oil Fired Central Heating System And uPVC Double Glazed Windows
- Spacious Lounge Featuring Built-In TV Wall And Full-Width Modern Electric Fire
- Main Bedroom With Built-In Mirrored Wardrobes, Recessed Spotlighting, And En-Suite Shower Room
- Low-Maintenance Rear Garden With Paved Seating Area, Raised Decking, And Garden Shed
- Conveniently Located Close To Local Amenities And Public Transport Links



### Accommodation Comprises

#### Entrance Hall

Wood effect tile flooring. Cupboard under stairs.

#### Lounge

16'6 x 12'2

Built-in TV wall with recess for TV and full width built-in electric fire, wood effect tiled flooring.

#### Kitchen Dining

23'1 x 10'4

Modern range of high and low level white gloss units, Formica work surfaces, inset 1 1/4 bowl single drainer sink unit with mixer tap hose, built-in under oven and microwave, ceramic hob with integrated extractor hood, plumbing for washing machine, integrated dishwasher, space for American style fridge freezer, part tiled walls, wood effect tiled flooring, feature recessed lighting under units, open to dining area, and patio doors to rear garden.

#### First Floor

#### Landing

Linen cupboard.

#### Bedroom 1

15'6 x 10'3

Full length range of built-in robes with sliding mirrored doors, recessed spotlighting.

#### En-suite Shower Room

White suite comprising walk-in shower cubicle with electric shower, sliding shower doors, pedestal wash hand basin, low flush WC, fully tiled walls, extractor fan.

#### Bedroom 2

12'4 x 10'0

(at widest point)

#### Bedroom 3

9'1 x 7'1

#### Shower Room

Modern white suite comprising large walk-in shower cubicle, electric shower, shower screen, vanity unit with mixer tap, wall mounted mirror, low flush WC, wall mounted radiator, fully tiled walls, wood effect tiled floor, PVC panel ceiling with recessed spotlighting and extractor fan.

#### Outside

Front garden with lawn and flowerbeds. Tarmac driveway to side. Enclosed rear garden with paved area leading to raised decking area surrounded by decorative stone. Garden shed. Outside sockets. Boiler house with oil fired boiler, oil storage tank.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
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.

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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