

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 SUMMERHILL PARK, BELFAST,
BT5 7HE**

OFFERS AROUND £249,950



A charming semi-detached home in the highly sought-after Summerhill Park, perfectly positioned close to Stormont, the Glider route, and an array of local amenities. This property combines modern comfort with classic style, featuring gas-fired heating and PVC double-glazed windows throughout.

The entrance hall, complete with a PVC front door and solid strip wood flooring, leads into the bright lounge with a bay window and matching flooring. The dining room also features solid wood floors and PVC French doors opening to the rear garden. The adjoining kitchen includes an excellent range of high and low-level units, a single drainer stainless steel sink with mixer tap, integrated fridge/freezer, and built-in stainless steel under oven, ceramic hob, and extractor hood. Recessed spotlights and plumbing for dishwasher and washing machine enhance functionality, while the gas-fired boiler ensures efficient heating.

Upstairs, the landing leads to three bedrooms, including one with built-in robes, and a well-appointed family bathroom featuring a panelled bath with shower over, vanity unit, low flush WC, panelled walls, and a black wall-mounted radiator.

Externally, the property offers a paved driveway to the front and side with boundary hedging, and an enclosed rear garden with a raised decking area extending to a lawn, perfect for relaxation and entertaining.

With its excellent location, quality finishes, and versatile layout, this home offers an ideal combination of convenience, style, and comfort.

Key Features

- Semi-Detached Home Featuring Gas-Fired Heating And PVC Double-Glazed Windows Throughout
- Spacious Lounge With Solid Strip Wood Flooring And Bright Bay Window
- Dining Room With PVC French Doors Opening To Rear Garden
- Modern Kitchen With Integrated Appliances And Recessed Spotlighting
- Three Bedrooms Including Two With Convenient Built-In Robes
- Stylish Bathroom With Panelled Walls, Vanity Unit, And Shower Over Bath
- Paved Driveway And Boundary Hedging At Front And Side
- Enclosed Rear Garden With Raised Decking Area And Lawn



Accommodation Comprises

Entrance Hall

PVC front door, solid strip wood flooring.

Lounge

11'4 x 9'3

(Into Bay)
Solid strip wood flooring.

Dining Room

11'4 x 9'3

Solid strip wood flooring, PVC french doors to rear. Open to:

Kitchen

16'2 x 5'9

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer tap. Built in stainless steel under oven, ceramic hob and stainless steel extractor hood, plumbed for dishwasher and washing machine. Integrated fridge/freezer, recessed spotlighting, gas fired boiler.

First Floor Landing

Bedroom 1

10'5 x 9'4

Bedroom 2

11' x 8'6

Range of built in robes.

Bedroom 3

6'9 x 6'5

Bathroom

White suite comprising: Panelled bath with mixer tap, shower over bath and shower screen, vanity unit with mixer tap, low flush WC, black feature wall mounted radiator, panelled walls.

Outside

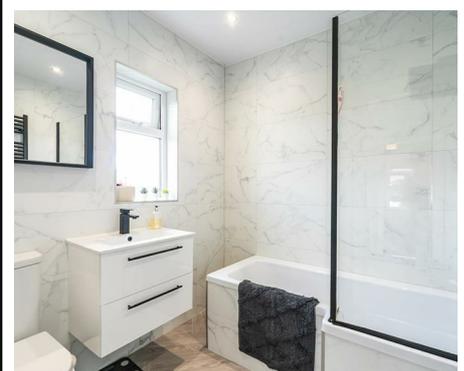
Paved driveway to front and side, boundary hedging. Enclosed rear garden with raised decking area leading to garden in lawn, boundary fence.

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.

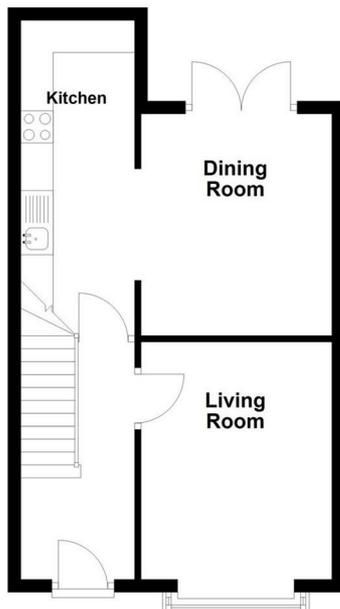
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

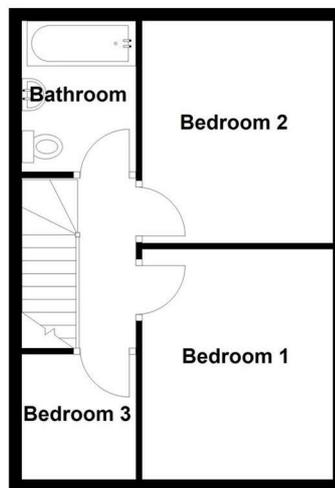




Ground Floor



First Floor



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.

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