

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**73 THE PARK, MILLARS FORGE,
DUNDONALD, BT16 1QP**

ASKING PRICE £190,000



A well-located family home offering excellent potential, priced to allow for renovation. The property features a generous entrance hall with storage under the stairs and an oil-fired boiler.

The living room offers a brick fireplace and laminated wood flooring, while a separate dining room provides flexible living space. The kitchen offers a range of units, a stainless steel sink, oven, and hob, ready for updating to your own taste.

Upstairs there are three bedrooms, including a master with an en-suite shower room, and a family bathroom. The accommodation provides a blank canvas for refurbishment, ideal for buyers looking to modernise and add value.

Externally, the property includes a driveway to the front and a rear garden laid in lawn.

This home presents a fantastic opportunity for renovation and improvement, in a popular and convenient area, close to many local amenities.



Key Features

- Well-Located Family Home With Excellent Renovation Potential
- Living Room Featuring Brick Fireplace And Laminated Wood Flooring
- Kitchen With Range Of Units, Stainless Steel Sink, Oven And Hob Ready For Updating
- Three Bedrooms Including Master With En-Suite Shower Room
- Family Bathroom With Panelled Bath
- Driveway To Front And Rear Garden Laid In Lawn
- Popular And Convenient Location Close To Local Amenities
- No Chain



Accommodation Comprises

Entrance Hall

Storage under stairs with oil fired boiler.

Living Room

14'4 x 13'2

Laminated strip wood flooring. Brick fireplace.

Dining Room

9'8 x 9'3

Laminated strip wood flooring.

Kitchen

11'4 x 9'9

Range of high and low level, single drainers stainless steel sink unit, oven and hob.

First Floor

Bedroom 1

13'0 x 9'7

En-Suite Shower Room

Shower cubicle, low flush WC, pedestal wash hand basin. Part tiled walls.

Bedroom 2

10'0 x 9'0

Bedroom 3

10'4 x 10'0

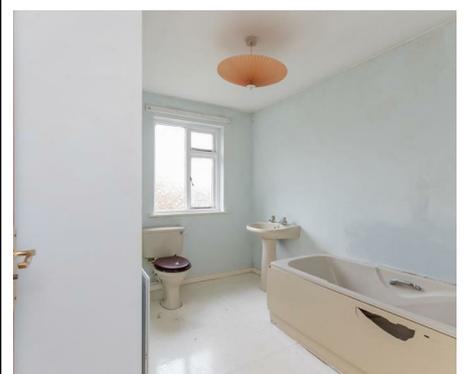
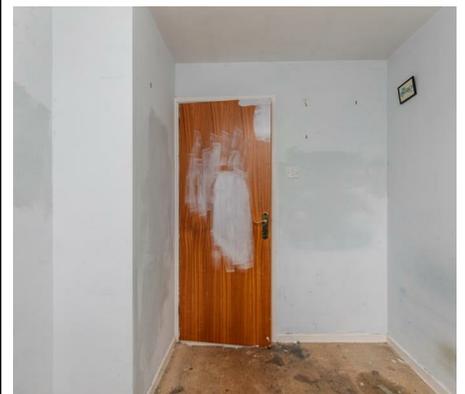
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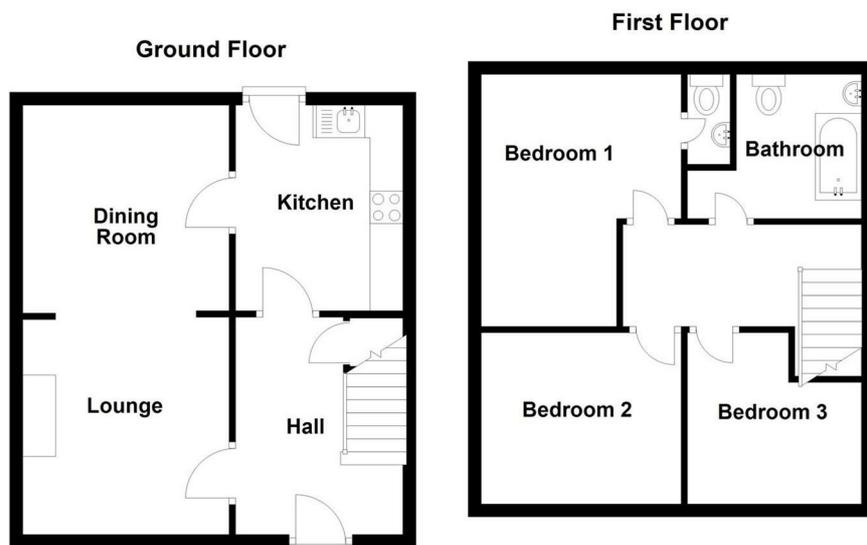
Bathroom

White suite comprising panelled bath, low flush WC, pedestal wash hand basin.

Outside

Driveway to front and garden in lawn to rear.





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		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland			71
		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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