

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH – LOCAL KNOWLEDGE



15 ABBEY PARK, BELFAST, BT5 7HN

OFFERS AROUND £229,950

A beautifully presented three-bedroom home situated in the popular and convenient residential area of Abbey Park. Offering bright, well proportioned accommodation throughout, this attractive property will appeal to a wide range of buyers seeking a stylish home close to a host of local amenities, schools and transport links.

The welcoming entrance hall is finished with solid oak wood flooring and includes a useful understairs cupboard with plumbing for a washing machine. The lounge features a hole-in-wall mock fireplace, solid oak flooring and double doors which open through to the impressive kitchen and dining area. The modern kitchen offers an excellent range of high and low level units with ivory effect work surfaces and a stainless steel sink with mixer tap and further benefitting from a variety of integrated appliances. The dining area enjoys views over the rear garden, with PVC French doors providing direct access outside, creating an ideal space for everyday living and entertaining.

Upstairs, the property offers three well appointed bedrooms. The principal bedroom is enhanced by a stylish part panelled feature wall, while the third bedroom benefits from a built in robe. The modern bathroom is finished with a white suite comprising bath with mixer tap, telephone hand shower and overhead shower with screen, semi pedestal wash hand basin and low flush WC.

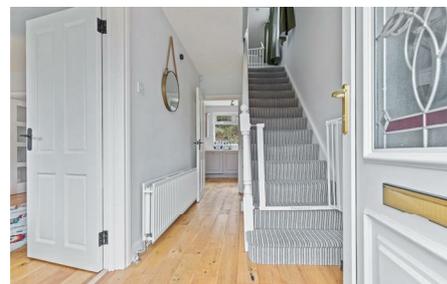
Additional features include gas fired central heating and PVC double glazing. A pull down ladder provides access to the partly floored roofspace where the gas boiler is located.

Externally, the property enjoys a front garden laid in lawn with a tarmac driveway to the side. The enclosed south facing rear garden includes a generous patio area, lawn, raised flower beds, garden shed and boundary fencing, along with outside lighting, tap and sockets. Ideally located close to local shops, schools and everyday amenities, this is a superb opportunity to acquire a stylish home in a highly sought after area.



Key Features

- Beautifully Presented Three Bedroom Home In Popular Residential Area
- Modern Open Plan Kitchen And Dining Area With Integrated Appliances
- Contemporary Bathroom With Fully Tiled Walls And Stylish White Suite
- Front Garden With Lawn And Tarmac Driveway Providing Off Street Parking
- Bright And Spacious Lounge With Solid Oak Flooring And Feature Fireplace
- PVC French Doors Leading To Enclosed South Facing Rear Garden
- Gas Fired Central Heating And PVC Double Glazed Windows Throughout
- Convenient Location Close To Schools, Shops And Excellent Transport Links



Accommodation Comprises

Entrance Hall

Solid oak wood flooring, cupboard under stairs with plumbing for washing machine.

Lounge

12'5 x 11'8

Hole in wall mock feature fireplac, solid oak wood flooring, wall mounted feature radiator, double doors leading to:

Kitchen/Dining

18'8 x 9'9

Excellent range of modern high and low level units with white ivory effect work surfaces, inset 1/4 single drainer stainless steel sink unit with mixer tap. Built in double oven, ceramic hob and extractor hood. Integrated fridge/freezer, integrated dishwasher, integrated microwave, built in wine rack, space for tumble dryer, partly tiled walls, solid oak flooring, open to dining area. PVC french doors leading to rear garden.

First Floor Landing

Bedroom 1

12'5 x 11'8

(At widest point)

Feature part panelled wall.

Bedroom 2

12'6 x 10'1

(At widest point)

Bedroom 3

8'7 x 8'4

(At widest point)

Built in robe.

Bathroom

White suite comprising: Bath with tiled panel, mixer tap, telephone hand shower, built in shower and shower screen. Semi pedestal wash hand basin with mixer tap, low flush WC, chrome feature wall mounted radiator, fully tiled walls, tiled flooring, recessed spotlighting and extractor fan.

Roofspace

Partly floored with pull down ladder, gas fired boiler.

Outside

Front garden with lawn, tarmac driveway to side. Enclosed rear south facing garden with good size patio and lawn, raised flower beds, garden shed and boundary fencing. Outside sockets, tap and light.

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



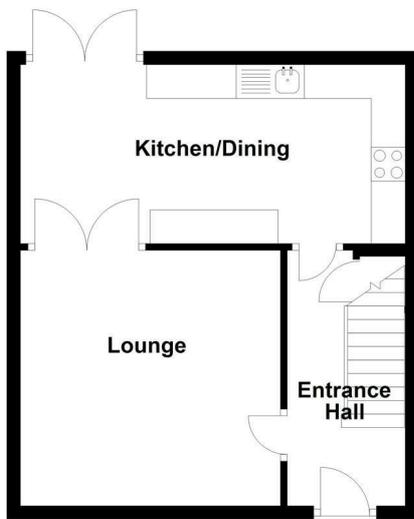




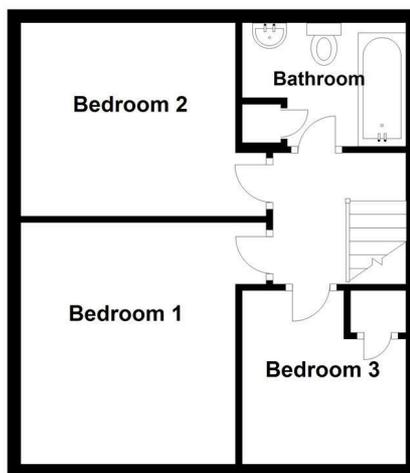




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		68	74
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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