

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**9 CUMBERLAND DRIVE,  
DUNDONALD, BT16 2AT**

**OFFERS AROUND £239,950**



An excellent three bed semi detached property located within the popular Cumberland area, just off the Upper Newtownards Road. Within walking distance to cafés, shops and restaurants, while also being a short commute to Belfast City Centre, George Best City Airport and many of the provinces leading schools.

The accommodation comprises of a large entrance hall with under stairs storage cupboard, two good sized reception rooms, and kitchen on the ground floor, while the first floor boasts three bedrooms and a white suite shower room.

Furthermore, the property benefits from a driveway leading to a detached garage and onto a well kept rear garden mainly in lawn. This property also offers gas fired heating and double glazed windows.

Ideal for a wide range of purchasers looking for a home of their own in this great location, and for anyone looking to put their own stamp on a property. An internal inspection is essential to appreciate fully all it has to offer.



## Key Features

- Attractive Red Brick Semi Detached Property In Excellent Location
- Two Good Sized Reception Rooms and Large Entrance Hall
- Fitted Kitchen With Range Of Units And Integrated Appliances
- Gas Fired Central Heating And Double Glazed Windows
- Three Bedrooms On The First Floor
- Driveway To Front Leading To Detached Garage
- Attractive And Well Kept Gardens
- Ideal For A Wide Range Of Purchasers



### Accommodation Comprises:

#### Entrance Hall

PVC front door and storage under stairs. Fully tiled flooring.

#### Lounge

13'4 x 12'0 (into bay)  
Attractive tiled fireplace.

#### Living Room

12'0 x 10'4  
Laminate strip wood flooring.

#### Kitchen

9'4 x 9'0  
Range of high and low level units, single drainer stainless steel sink unit, double oven, ceramic hob, integrated dishwasher and integrated fridge. Fully tiled walls and fully tiled flooring. PVC back door.

#### First Floor

##### Landing

Storage Cupboard.

##### Bedroom 1

13'8 x 10'6 (into bay)

##### Bedroom 2

12'7 x 10'5

##### Bedroom 3

9'4 x 7'4

#### Shower Room

Corner shower cubicle, vanity unit and towel rail. Fully tiled walls, fully tiled flooring and recessed spotlighting. Gas boiler.

#### Separate WC

Low flush WC.

#### Roofspace

Slingsby type ladder to floored and sheeted roofspace.

#### Detached Garage

#### Outside

Attractive gardens to front and rear in lawn. Driveway to front leading to garage

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.

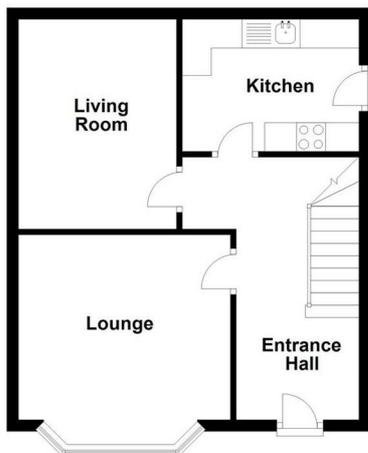
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)

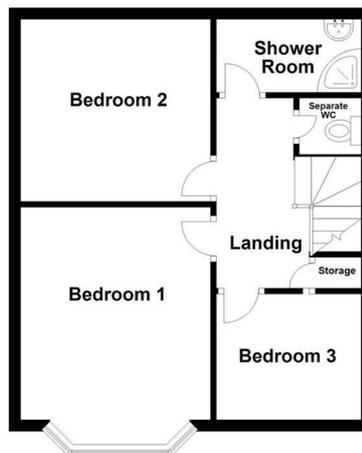




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

9 Cumberland Drive, Belfast

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		68	69
(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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