

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



12 THORNHILL DRIVE, BELFAST, BT5 7AW

OFFERS AROUND £295,000

Situated in Thornhill Drive, Belfast this well-proportioned three-bedroom detached home is set in a highly desirable residential location, within comfortable walking distance of Stormont Estate and the vibrant Ballyhackamore village.

The accommodation comprises an entrance porch with PVC front door and tiled flooring, leading into the entrance hall with laminate wooden flooring, under-stair storage and a convenient cloakroom with low flush WC and wash hand basin. The lounge features a charming bay window and a fireplace with cast iron inset and tiled hearth, while a separate living room offers sanded and varnished strip wood flooring and PVC doors opening to the rear garden. The kitchen is fitted with a range of high and low level units, a stainless steel sink, oven with four ring gas hob, and is plumbed for a washing machine, with part tiled walls and a fully tiled floor.

Upstairs, the first floor landing leads to three well-proportioned bedrooms, all finished with attractive sanded and varnished strip wood flooring, including a spacious principal bedroom with bay window. The bathroom is fitted with a white suite comprising panelled bath with electric shower over, pedestal wash hand basin, low flush WC, and fully tiled walls and flooring.

Externally, the property benefits from a front garden laid in lawn with boundary hedging and a driveway to the side leading to a detached garage. The enclosed rear garden is paved and decked, providing a private outdoor space ideal for relaxing or entertaining.

The area offers an excellent range of cafés, restaurants, local shops and reputable schools, while the nearby Glider bus route provides convenient access to Belfast city centre and beyond. Priced to allow for modernisation, this property presents an ideal opportunity for buyers seeking to create a home tailored to their own style.



Key Features

- Three Bedroom Detached Home In Highly Sought After Residential Location
- Spacious Lounge With Bay Window And Feature Cast Iron Fireplace
- Fitted Kitchen With Range Of Units And Integrated Gas Hob And Oven
- Gardens Front And Rear With Driveway And Detached Garage
- Within Walking Distance To Stormont Estate And Ballyhackamore Village Amenities
- Separate Living Room With Wooden Flooring And Access To Rear Garden
- Three Well Proportioned Bedrooms With Sanded And Varnished Wooden Flooring
- Priced To Allow For Updating And Modernisation To Suit Individual Taste



Accommodation Comprises

Entrance Porch

PVC front door, tiled flooring.

Entrance Hall

Laminate wooden flooring, storage under stairs and cloak room with low flush WC and wash hand basin.

Lounge

14'2 x 11'5

(Into Bay)

Fireplace with cast iron inset and tiled hearth.

Living Room

12'7 x 11'5

Sanded and varnished strip wood flooring, PVC doors to rear.

Kitchen

14'3 x 8'

Range of high and low level units, single drainer stainless steel unit. Stainless steel oven with four ring gas hob, plumbed for washing machine, part tiled walls, fully tiled flooring.

First Floor Landing

Bedroom 1

14'8 x 11'5

(Into Bay)

Sanded and varnished strip wood flooring.

Bedroom 2

12'7 x 11'5

Sanded and varnished strip wood flooring.

Bedroom 3

8' x 7'8

Sanded and varnished strip wood flooring.

Bathroom

White suite comprising: Panelled bath with electric shower over, pedestal wash hand basin, low flush WC, fully tiled walls, fully tiled flooring.

Outside

Gardens to front with lawn, boundary hedging, driveway to side leading to detached garage. Paved and decked garden to rear.

Detached 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



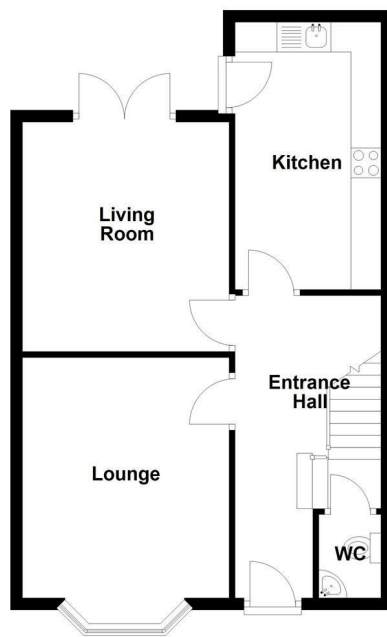




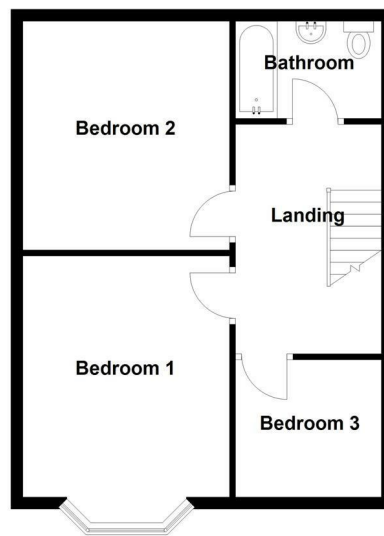




Ground Floor



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			
		61	77
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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