

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



14 GREENWOOD PARK, BELFAST, BT4 3JN

OFFERS AROUND £389,950

This detached family home that has been lovingly maintained over many years, offers comfortable and versatile accommodation in a popular residential setting and has benefitted from an extension in the mid nineties and a new roof in approximately 2011.

The home welcomes you through an entrance porch with tiled flooring, leading into a bright and inviting entrance hall. A convenient ground floor WC is fitted with a low flush WC and pedestal wash hand basin. The lounge is a charming space, enhanced by a bay window and an attractive fireplace with a marble surround, creating a cosy focal point. Additional reception rooms include a separate living room and a dining room.

The kitchen is fitted with an excellent range of high and low level units complemented by formica work surfaces, along with a single drainer stainless steel sink unit with mixer tap. It is plumbed for a washing machine, offers space for a cooker, and features part tiled walls. A PVC door leads directly to the rear garden.

Upstairs, the first floor landing gives access to three well-proportioned bedrooms. The shower room is finished in a white suite and includes a walk-in shower cubicle with sliding door, wash hand basin, low flush WC, and panelled walls. The property further benefits from double glazed windows and oil fired central heating.

Externally, the property enjoys a driveway to the front with attractive gardens laid in lawn, while the rear offers a paved garden area ideal for outdoor relaxation. A large timber shed provides excellent additional storage.

The property is ideally located in the highly regarded Ballyhackamore area, offering excellent convenience to a wide range of local amenities, popular eateries, and well-regarded schools. Superb public transport links are also close at hand, providing easy access to Belfast city centre and surrounding areas, making this an ideal home for families and commuters alike.



Key Features

- Detached Family Home In Sought After Residential Location
- Bright Lounge Featuring Attractive Marble Fireplace And Bay Window
- Fitted Kitchen With Range Of Units And Rear Garden Access
- Double Glazed Windows And Oil Fired Central Heating Throughout
- Three Well Proportioned Bedrooms With Versatile Living Accommodation
- Separate Living And Dining Rooms Ideal For Family Living
- Ground Floor WC And Modern First Floor Shower Room
- Driveway With Front Lawn And Enclosed Rear Garden With Shed



Accommodation Comprises

Entrance Porch

Tiled flooring.

Entrance Hall

Ground Floor WC

Comprising: Low flush WC, pedestal wash hand basin.

Lounge

14' x 11'5

(Into Bay)

Cornice ceiling, picture rail.

Attractive fireplace with marble surround.

Living Room

13'6 x 11'8

Cornice ceiling, picture rail.

Dining Room

9'4 x 8'6

Kitchen

13'2 x 8'7

Excellent range of high and low level units with formica work surfaces, single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine, space for cooker, part tiled walls, PVC door to rear garden.

First Floor Landing

Bedroom 1

11'8 x 11'4

Cornice ceiling, picture rail.

Bedroom 2

11'5 x 11'6

Cornice ceiling.

Bedroom 3

9'4 x 8'7

Cornice ceiling, picture rail.

Shower Room

White suite comprising: Walk in shower cubicle with sliding shower door, wash hand basin, low flush WC, panelled walls.

Outside

Driveway to front with attractive gardens in lawn with shrubs and hedging. Low maintenance paved garden to rear with shrubs, flowerbeds and boundary fence. Large timber shed for storage.



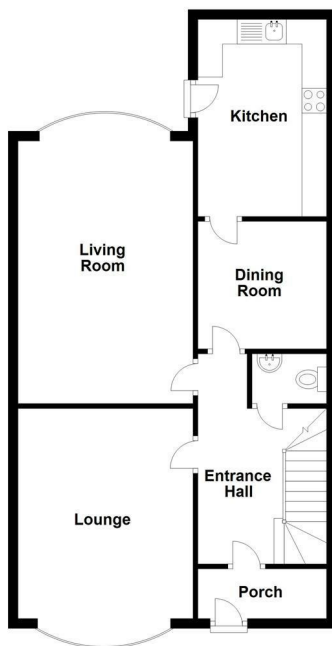




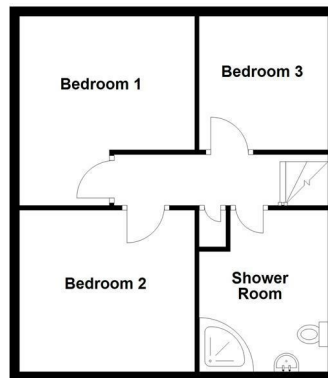




Ground Floor



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	50	65
(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.

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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