

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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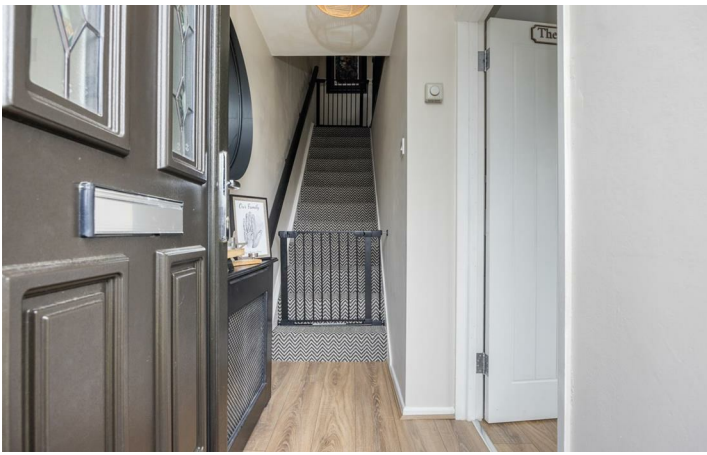
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NETWORK STRENGTH - LOCAL KNOWLEDGE



**11 GLENEAGLES WALK,
DUNDONALD, BELFAST, BT16 2PY**

OFFERS AROUND £139,950



This well presented, three-bedroom end terrace home offers bright and spacious accommodation throughout and is sure to appeal to a wide range of purchasers, including first-time buyers, young families and investors.

The accommodation comprises a welcoming entrance hall leading to a generous living room with laminate strip wood flooring. To the rear, the spacious fitted kitchen benefits from an excellent range of high and low level units, ample worktop space, an oven, four ring ceramic hob and plumbing for a washing machine. Additional under stair storage provides practical everyday convenience, while a rear door leads directly to the enclosed rear yard and garden area.

The first floor comprises three well-proportioned bedrooms, two of which benefit from built-in wardrobes, together with a family bathroom fitted with a white suite including a shower bath, vanity unit and low flush W/C. Further benefits include double glazing and gas fired central heating.

Externally, the property enjoys an enclosed rear yard and garden area, providing a private outdoor space.

Conveniently located close to a range of local amenities, schools and public transport links, the property also offers ease of access to Belfast city centre and surrounding areas. Early viewing is highly recommended.



Key Features

- Well Presented Three Bedroom End Terrace Home
- Bright And Spacious Accommodation Throughout
- Generous Living Room With Laminate Strip Wood Flooring
- Spacious Fitted Kitchen With Excellent Range Of Units
- Three Well Proportioned Bedrooms, Two With Built-In Wardrobes
- Family Bathroom With White Suite And Shower Bath
- Double Glazing And Gas Fired Central Heating
- Enclosed Rear Yard And Garden Area Close To Local Amenities And Transport Links



Accommodation Comprising:

Entrance Hall

PVC front door, laminate strip wood flooring.

Living Room

13'7 x 13'

Laminate strip wood flooring.

Kitchen

17' x 11'6

Extensive range of high and low level units, single drainer stainless steel sink unit with mixer tap, oven and four ring ceramic hob, plumbed for washing machine, part tiled walls, laminate strip wood flooring, PVC back door, storage under stairs housing gas fired boiler.

First Floor Landing

Storage cupboard.

Bedroom 1

12'8 x 8'8

Laminate strip wood flooring.

Bedroom 2

10'7 x 11'4

Built in robes.

Bedroom 3

10'3 x 10'

Built in robes.

Bathroom

White suite comprising: panelled shower bath with electric shower and mixer tap, vanity unit with mixer tap, low flush W/C, part tiled walls.

Outside

Enclosed yard to rear, garden area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	77
(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.

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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