

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**947 UPPER NEWTOWNARDS
ROAD, DUNDONALD, BELFAST,**

OFFERS AROUND £139,950



This well-presented mid-terrace property offers bright, practical accommodation, making it an ideal choice for first-time buyers or investors.

The ground floor comprises an entrance hall with laminate strip wood flooring, leading into a spacious open plan living and dining area with useful under stair storage. The kitchen is fitted with an extensive range of high and low level units, a stainless steel sink with mixer tap, and is plumbed for a washing machine. Additional features include part tiled walls, a stainless steel oven with ceramic hob, laminate flooring, gas boiler, and a PVC back door providing access to the rear.

Upstairs, the landing includes storage and leads to two well-proportioned bedrooms, both finished with laminate strip wood flooring. The bathroom is fitted with a white suite comprising a panelled shower bath with electric shower, mixer tap and screen, pedestal wash hand basin, low flush W/C, panelled walls, and a towel rail. The property further benefits from gas fired central heating and double glazing throughout.

Externally, there is an enclosed rear yard, offering a low maintenance outdoor space.

Situated in the ever-popular Dundonald area, the property is conveniently located close to a range of local amenities, schools, and transport links, making it an excellent opportunity for those seeking a well-located and ready-to-move-into home.



Key Features

- Attractive And Well Presented Mid Terrace Home In Popular Location
- Ideal Purchase For First Time Buyers, Downsizers Or Investors
- Bright And Spacious Open Plan Living And Dining Area With Under Stair Storage
- Modern Fitted Kitchen With Range Of Units And Integrated Oven And Hob
- Two Generous Bedrooms With Laminate Flooring Throughout
- Contemporary Bathroom With White Suite And Electric Shower
- Gas Fired Central Heating And Double Glazing
- Private Enclosed Rear Yard Offering Low Maintenance Outdoor Space



Accommodation

Comprising:

Entrance Hall

PVC front door, laminate strip wood flooring.

Living/Dining Area

20'4 x 10'5

Laminated strip wood flooring, storage under stairs.

Kitchen

12'9 x 7'8

Single drainer stainless steel sink unit with mixer tap, extensive range of high and low level units, plumbed for washing machine, part tiled walls, stainless steel oven and ceramic hob, laminate strip wood flooring, PVC back door, gas boiler.

Landing

Storage.

Bedroom 1

10 x 13'7

Laminate strip wood flooring.

Bedroom 2

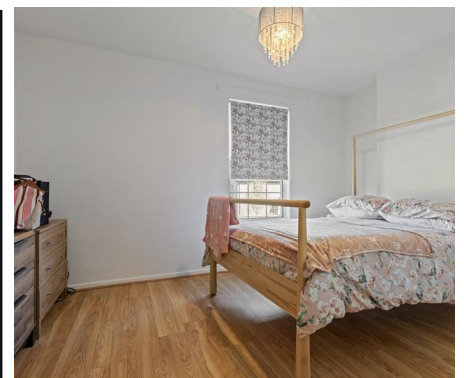
Laminate strip wood flooring.

Bathroom

White suite comprising: panelled shower bath with electric shower, mixer tap and shower screen. Pedestal wash hand basin, low flush W/C, panelled walls, towel rail.

Outside

Enclosed yard to rear.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		70	73
(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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