

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**32 DUNRAVEN GARDENS,
BELFAST, BT5 5LG**

£925 PER MONTH



Located in the popular Dunraven area of East Belfast, 32 Dunraven Gardens is an attractive red brick semi-detached home offering both comfort and convenience with views over the beautifully upgraded Connswater Greenway and Greenville Park, right on your doorstep.

This superb location is ideal for families and professionals alike, with top local schools, Tesco Castlereagh, and Connswater Retail Park all nearby. Excellent Metro bus links and a short commute to Belfast city centre, George Best City Airport, and the SSE Arena make everyday life effortlessly connected.

Inside, the property features a bright and welcoming living room, a fitted kitchen, two bedrooms, and a large bathroom with a white suite. Additional benefits include uPVC double glazing and Gas central heating.

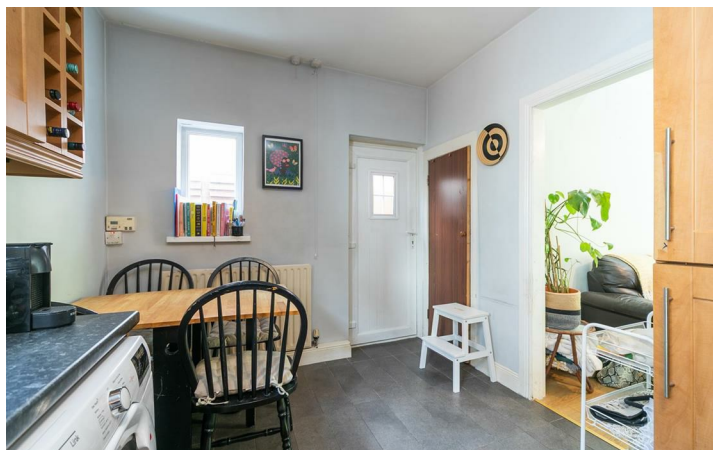
Outside, a low-maintenance paved front garden and an enclosed rear garden/seating area provide ideal spaces to relax.

Available for move-ins as of the 1st July
Early viewing recommended!



Key Features

- Attractive Red Brick Semi-Detached Home In A Popular Residential Location
- Bright Living Room, Through To Kitchen With Dining Area
- Kitchen Offers Good Range Of Units And Integrated Appliances
- Two Bedrooms and First Floor Bathroom With White Suite
- Fully Enclosed and Easily Maintained Front and Rear Yard
- Gas Heating and PVC Double Glazed Windows
- Excellent Location Close To Amenities, Schools and Belfast City Centre
- Attractive Outlook To Greenville Park and Connswater Walkway
- Available from the 1st July



Accommodation Comprises

Entrance Hall

PVC front door and wood laminate flooring.

Living Room

10'2 x 12'

Feature hole in wall fireplace with slate hearth, wood laminate flooring.

Kitchen / Dining Area

13'08 x 8'68

Range of high and low level units with laminate work surfaces, single drainer stainless steel sink unit with mixer taps, feature glazed units, built in wine rack, integrated appliances to include; ceramic four ring hob, under oven, fridge freezer and stainless steel extractor hood, plumbed for washing machine downstairs storage, partly tiled walls and tiled floor.

First Floor

Landing

Access to roofspace.

Bedroom 1

10'2" x 8'11" (plus robes)

Built in wardrobe with sliding mirror doors and feature fireplace.

Bedroom 2

8'75 x 6'7

Wood laminate flooring.

Bathroom

White suite comprising panelled bath with mixer taps, overhead shower and glazed shower screen, pedestal wash hand basin, low flush wc, vinyl flooring, hot press with storage, recessed spotlights and extractor fan.

Outside

Front: Fully enclosed paved patio area with mature trees. Walkway for bin access from rear garden.

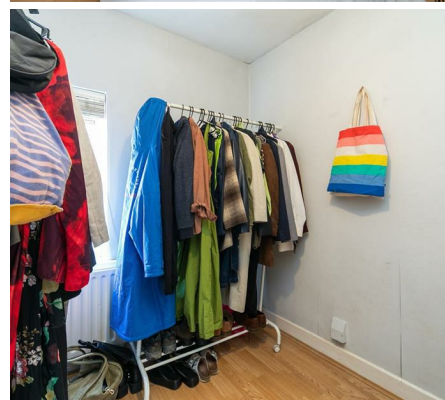
Rear: Fully enclosed with boiler house and oil storage tank.

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.

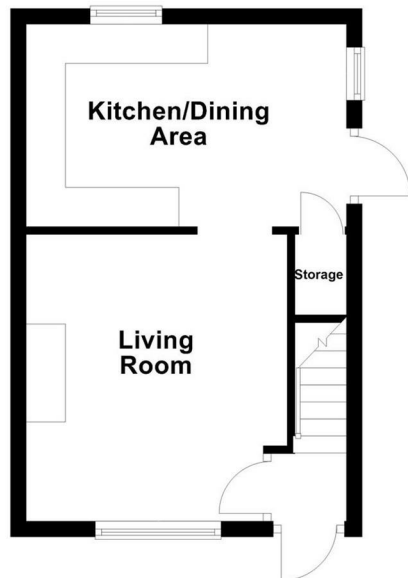
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at www.legislation.gov.uk

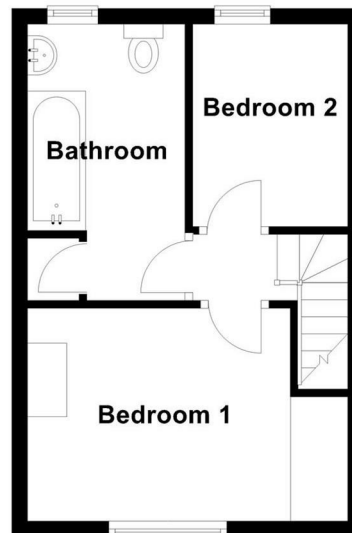




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		56	
(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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ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

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028 9070 1000



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