

ULSTER PROPERTY SALES

**UPS**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**15 STRONE PARK, DUNDONALD,  
BELFAST, BT16 1UW**

**OFFERS AROUND £149,950**



This semi-detached home offers bright, practical accommodation, ideal for first-time buyers, downsizers or families.

The ground floor comprises an entrance hall with solid wood flooring, a spacious living room with useful under stair storage, and a kitchen/dining area fitted with an extensive range of high and low level units, stainless steel sink, and oven with gas hob. Additional features include part tiled walls, fully tiled flooring, plumbing for a washing machine, and sliding doors opening to the rear garden.

Upstairs, the landing includes a storage cupboard housing the gas boiler and leads to three bedrooms, with built-in mirrored robes in the main bedroom. The bathroom is fitted with a bath and overhead shower, separate shower cubicle with electric shower, low flush W/C, and wash hand basin with vanity unit, finished with fully tiled walls and flooring. The property further benefits from double glazing.

Externally, there is a driveway to the front providing off-street parking. The enclosed rear garden features a decked and pebbled area leading to a lawn, bordered by trees and shrubs, offering a private and low maintenance outdoor space.

Located in the popular Dundonald area, the property is close to local amenities, schools, and transport links, making it a convenient choice for a range of buyers.



## Key Features

- Semi Detached Home In Popular Residential Area
- Ideal For First Time Buyers, Downsizers Or Growing Families
- Spacious Living Room With Under Stair Storage
- Modern Kitchen Dining Area With Sliding Doors To Rear Garden
- Three Bedrooms Including Main With Built In Mirrored Robes
- Bathroom With Bath And Separate Shower Cubicle
- Gas Fired Central Heating And Double Glazing
- Enclosed Rear Garden With Decking, Pebbles And Lawn Plus Driveway To Front



### Accommodation Comprising:

#### Entrance Hall

Front door, solid strip wood flooring.

#### Living Room

17' x 11'

Solid strip wood flooring, storage under stairs.

#### Kitchen/Dining Room

15' x 8'

Single drainer stainless steel sink unit with mixer tap, extensive range of high and low level units, stainless steel oven with gas hob, plumbed for washing machine, part tiled walls, fully tiled flooring, sliding doors to rear.

#### Landing

Storage cupboard with gas fired boiler.

#### Bedroom 1

15' x 8'

(At widest point)

Built in robes with mirrored sliding doors.

#### Bedroom 2

7' x 7'

#### Bedroom 3

8' x 7'

#### Bathroom

White suite comprising: panelled bath with overhead shower, enclosed shower cubicle with electric shower, low flush W/C, pedestal wash hand basin with vanity unit, fully tiled walls and fully tiled flooring.

#### Outside

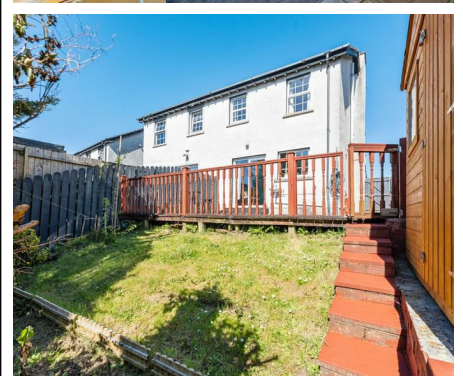
Attractive decked and pebbled area, leading to lawn, trees and shrubs. Driveway to front.

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.

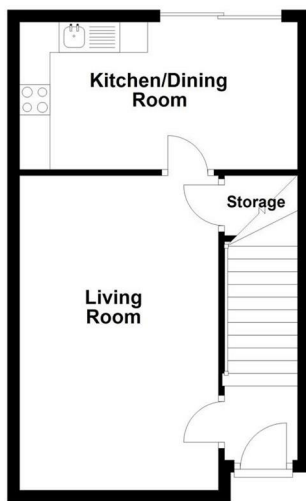
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)

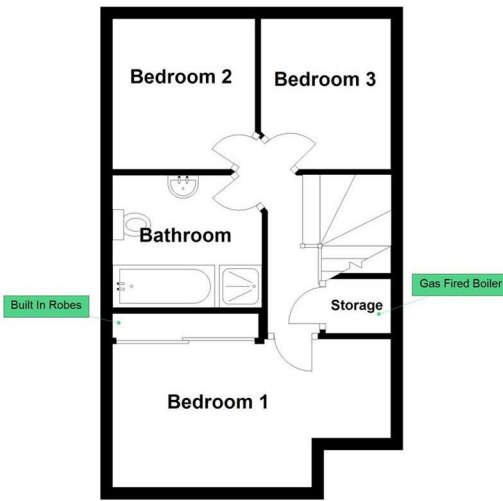




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	79
(55-68) D			
(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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