

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**46A MORVEN PARK,  
DUNDONALD, BT16 2NN**

**ASKING PRICE £80,000**



An excellent, well presented apartment within the Ballybeen area of Dundonald. The apartment will appeal to many first time buyers, young professionals, someone wishing to downsize and investors seeking a rental property.

Comprising entrance hall and lounge with laminate flooring leading to a dining room and fitted kitchen on the lower level, the property has a further floor that comprises three bedrooms and a shower room. Other benefits include gas fired central heating, PVC double glazing and low maintenance fees.

The property is located in close proximity to Dundonald Village, Ulster Hospital, Stormont Buildings whilst being a short commute to Belfast City Centre and Newtownards town centre. High demand is expected for this property so early viewing is recommended!



## Key Features

- Excellent Apartment In Ballybeen Area
- Spacious Lounge With Laminate Flooring
- Dining Room Leading To Fitted Kitchen
- Three Bedrooms & Shower Room On Further Floor
- Gas Central Heating & uPVC Double Glazing
- Convenient Location Close To Local Amenities
- Ideal First Time Buy Or Investment Opportunity
- No Onward Chain



### Accommodation Comprises

#### Entrance Hall

Laminate strip wood flooring.

#### Living Room

13'9 x 11'

Laminate strip wood flooring.

#### Dining Room

9'4 x 9'

Open to kitchen. Gas boiler.

#### Kitchen

14' x 8'4

Range of high and low level units, single drainer stainless steel sink unit, part tiled walls, plumbing for washing machine.

#### Bedroom 1

13'9 x 8'8

Built in wardrobe.

#### Bedroom 2

11'2 x 8'9

Built in wardrobe.

#### Bedroom 3

10'8 x 8'8

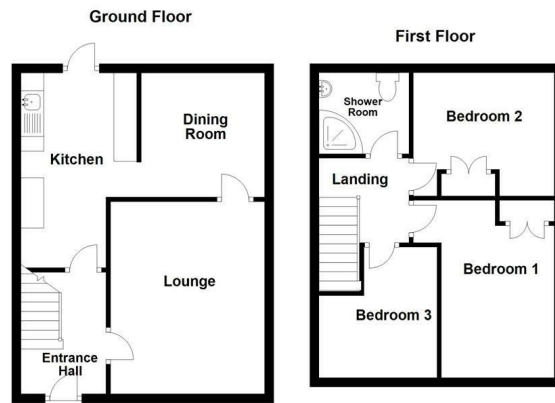
### Shower room

Corner shower cubicle, vanity unit, low flush WC, panelled walls.

### Outside

Garden to front is a lawn. Lawn/patio to rear.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	79
(69-80) C			
(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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