

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**30 GLENDHU GROVE, BELFAST,  
BT4 2QT**

**OFFERS AROUND £129,950**



An attractive semi-detached property in the popular Garnerville area, occupying a corner site with a two car driveway to the rear, this property offers easy to maintain convenient accommodation, situated between Holywood and the Belmont area of East Belfast.

The ground floor comprises spacious lounge with tile feature fireplace, open to dining room and leading to a fitted kitchen with built-in oven and ceramic hob. The first floor includes three well proportioned bedrooms, and shower room comprising white suite with panelled walls. Further benefits include uPVC double glazed windows, oil fired central heating, easily managed pebbled garden to front and side, and good size driveway to rear.

Priced for some updating, this is an ideal property for first time buyers wanting a substantial property with lots of accommodation at an affordable price in a convenient area close to Belfast City Airport and arterial routes around Belfast.



## Key Features

- Semi-Detached Home In Well Established Location
- Good Sized Living/Dining Room With Fireplace
- Fully Fitted Kitchen With Built In Oven And Hob
- Three Bedrooms, Two With Built In Storage
- Oil Fired Central Heating And Double Glazed Windows
- Shower Room With White Suite And Panelled Walls
- Easily Managed Pebbled Garden And Driveway To Rear
- Excellent Convenient Location Close To Road Networks



### Accommodation Comprises

#### Entrance Hall

#### Lounge

12'6 x 11'9

Attractive fireplace. Archway to:

#### Dining Room

10'4 x 8'3

PVC door to rear.

#### Kitchen

10'3 x 6'7

Excellent range of high and low level units, single drainer stainless steel sink unit, oven and ceramic hob, plumbed for washing machine, part tiled walls, fully tiled flooring.

#### First Floor

##### Bedroom 1

11'3 x 8'0

##### Bedroom 2

9'0 x 8'6

Range of built-in wardrobes.

##### Bedroom 3

8'9 x 6'8

Storage cupboard.

##### Shower Room

White suite comprising corner shower cubicle, vanity unit and low flush WC. Fully panelled walls.

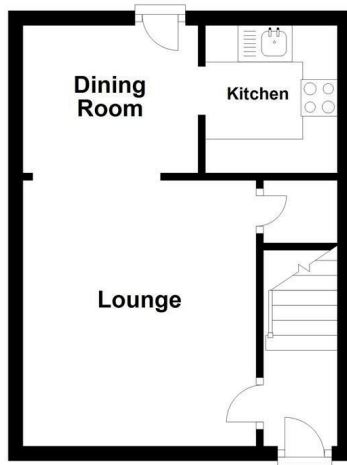
##### Outside

Driveway to rear. PVC oil tank and oil fired boiler. Easily maintained pebbled area to front.

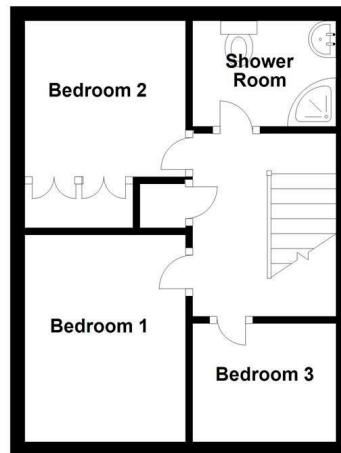




**Ground Floor**



**First Floor**



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.

**30 Glendhu Grove**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		52	66
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

CARRICKFERGUS  
028 9336 5986

DONAGHADEE  
028 9188 8000

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX  
©Ulster Property Sales is a Registered Trademark