

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



21 WANSTEAD PARK, BELFAST, BT16 2EX

OFFERS AROUND £179,950

An excellent semi-detached property, improved by the current owner over recent years and offering attractive modern accommodation to include West facing rear garden and large detached garage.

Comprising of lounge with wood laminate flooring, entrance hall with porcelain tiled flooring through to dining room, open to modern kitchen including range of white gloss units, integrated appliances, partly tiled walls and sliding patio doors to rear garden. The first floor includes three well proportioned bedrooms, one including built-in robe and wood laminate flooring. Modern bathroom comprising white suite with electric shower over bath, PVC wall cladding and PVC panelled ceiling.

Other benefits include front garden with lawn and improved tarmac driveway to front and side, providing extra parking space finished with decorative brick border and wall. West facing rear garden with lawn leading to raised timber decking area, ideal for the evening sun.

Great location set in a much sought after residential area of Dundonald, and with easy access to arterial routes and many of Dundonald's attractive amenities including Ulster hospital and the express Glider bus into Belfast city centre.



Key Features

- Superb Semi-Detached Property With Detached Garage
- Dining Room Open To Kitchen, With Patio Doors
- Three Well Proportioned Bedrooms
- Gas Fired Central Heating & uPVC Double Glazing
- Modern Kitchen With Integrated Appliances & Tiled Floor
- Spacious Lounge With Wood Laminate Flooring
- Modern Bathroom Suite With Shower Over Bath
- Driveway & West Facing Garden With Decking Area



Accommodation Comprises

Entrance Hall

Porcelain tiled flooring.

Lounge

12'1 x 10'1

Wood laminate flooring.

Dining Room

10'1 x 9'1

Porcelain tiled flooring. Sliding patio doors to garden. Open to:

Kitchen

10'0 x 6'1

Modern range of high and low level white gloss units, granite effect work surfaces with inset single drainer double bowl stainless steel sink unit with mixer tap, built-in under oven, gas hob, extractor hood, integrated fridge freezer, plumbing for washing machine, part tiled walls, porcelain tiled flooring.

First Floor

Landing

Cupboard with gas fired boiler. Access to roofspace.

Bedroom 1

12'0 x 10'0

Built-in sliding wardrobes.

Bedroom 2

10'1 x 10'0

Bedroom 3

9'0 x 6'0

Wood laminate flooring.

Bathroom

Modern white suite comprising panelled bath with mixer tap, electric shower and shower screen, pedestal wash hand basin with mixer tap, low flush WC. Mirrored cabinet, PVC wall cladding, PVC panelled ceiling.

Outside

Front garden with lawn and good size tarmac driveway with brick border. West facing rear garden with lawn leading to raised timber decking area.

Detached Garage

17'0 x 11'0

Light and power. Roller shutter door.



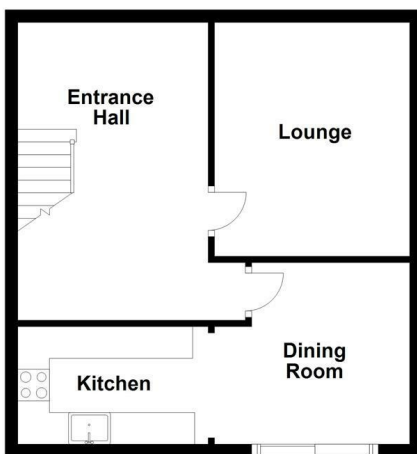




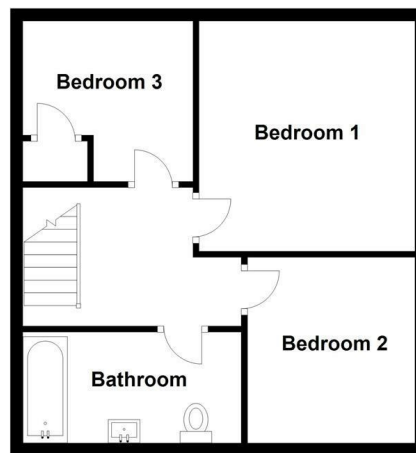




Ground Floor



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.

21 Wanstead Park

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	66	73
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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