

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**7A CRAIGNISH CRESCENT,
DUNDONALD, BT16 2NP**

OFFERS AROUND £79,950



An excellent ground floor maisonette within the Ballybeen area of Dundonald.

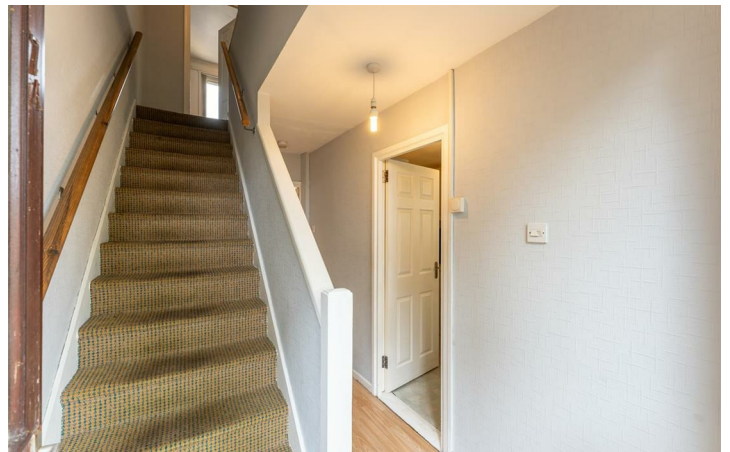
Comprising entrance hall, lounge with laminate flooring and fitted kitchen on the lower level, the property has a further floor that comprises two well-appointed bedrooms and a bathroom. Other benefits include gas fired central heating, PVC double glazing and low maintenance fees. The property is located in close proximity to Dundonald Village, Ulster Hospital, Stormont Buildings whilst being a short commute to Belfast City Centre and Newtownards town centre.

The apartment will appeal to many first time buyers, young professionals, someone wishing to downsize and investors seeking a rental property. High demand is expected for this property so early viewing is recommended.



Key Features

- Ground Floor Maisonette / Duplex Apartment
- Spacious Living Room With Laminate Flooring
- Fitted Kitchen With Range Of Units And Part Tiled Walls
- Two Bedrooms And White Bathroom Suite
- Gas Fired Central Heating And Double Glazed Windows
- Located In Dundonald, Close To Many Local Amenities
- Ideal Investment Property Or First Time Buyer Home
- Low Maintenance Fees And No Onward Chain



Accommodation Comprises

Entrance Hall

Laminate strip wood flooring.

Living Room

12'9 x 11'3

Laminate strip wood flooring.

Rear Hall

Laminate strip wood flooring.
Storage under stairs.

Kitchen

12'3 x 6'8

Range of units, single drainer stainless steel sink unit, plumbed for washing machine, space for cooker, part tiled walls.

First Floor

Bedroom 1

12'9 x 8'5

Bedroom 2

9'7 x 7'8

Built-in cupboard with gas boiler.

Shower Room

Comprising shower cubicle with electric shower, wash hand basin, low flush WC, part tiled walls.

Outside

Small garden in lawn with storage area.

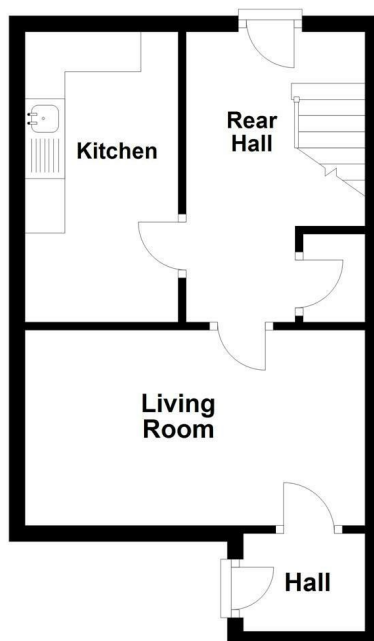
Additional Information

Ground rent, maintenance & Building Insurance - £38.72 pm
Rates - £8.72 p/w

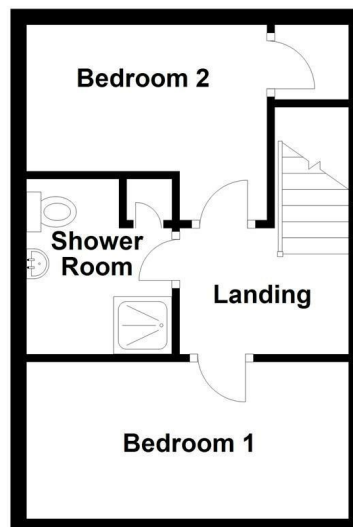




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	73
(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.

ULSTERPROPERTYSALES.CO.UK

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028 9060 5200

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