ULSTER PROPERTY SALES
UPS
BALLYHACKAMORE BRANCH
324 Upper Newtownards Road, Belfast,
BT4 3EX
028 9047 1515
ballyhackamore@ulsterpropertysales.co.uk
NETWORK STRENGTH – LOCAL KNOWLEDGE

67 SANDHILL GARDENS, BELFAST, BT5 6FF

OFFERS AROUND £234,950

This semi-detached property, located in Sandhill Gardens, offers bright, versatile accommodation ideally suited to a range of purchasers and further benefits from double glazing and gas fired central heating.

The accommodation comprises a welcoming entrance hall with PVC front door, laminate wood flooring and useful under-stair storage. The spacious living room features laminate wood flooring and an attractive fireplace with carved wooden surround. The fitted kitchen offers high and low level units, a single drainer sink unit as well as a range of built in appliances. Furthermore, the ground floor bedroom, provides flexible accommodation that may appeal to those seeking enhanced accessibility, single-level living options, space for guests, or a dedicated home office.

On the first floor, there are two further well-proportioned bedrooms, including one with a range of built-in wardrobes offering excellent storage. The contemporary shower room is finished to a high standard and comprises a walk-in shower with rainfall and telephone hand showers, low flush WC, wash hand basin with mixer tap, chrome wall-mounted radiator, fully tiled walls and fully tiled flooring.

Externally, the property enjoys a generous driveway to the front and side, providing ample off-street parking and leading to a detached garage with power and light. The front garden is laid in lawn with shrubs and hedging, while the enclosed rear garden offers an attractive outdoor space with paved and patio areas, lawn and a garden shed.

Situated in a popular residential location, this attractive home combines flexible accommodation, excellent outdoor space and convenient access to a range of local amenities.

Key Features

- Attractive Three-Bedroom Home In A Desirable Residential Location
- Bright, Spacious And Flexible Accommodation Throughout
- Versatile Ground Floor Bedroom Ideal For A Range Of Purchasers
- Generous Living Room With Attractive Feature Fireplace
- Fitted Kitchen Finished To A Good Standard
- Contemporary Shower Room With Quality Fixtures And Fittings
- Detached Garage Offering Excellent Storage And Practicality
- Private Enclosed Gardens And Ample Off-Street Parking

Accommodation Comprises;

Entrance Hall
PVC front door, laminate strip wood flooring, storage under stairs.

Living Room
Laminate strip wood flooring, fireplace with carved wood surround.

Bedroom 1
13'9 x 10'2

Kitchen
10'4 x 9'9
Range of high and low level units, single drainer sink unit, built in stainless steel oven and ceramic hob, integrated dishwasher, integrated washing machine, fully tiled flooring.

First Floor Landing

Bedroom 2
14'4 x 9'6
Includes range of built in robes.

Bedroom 3
9'4 x 9

Shower Room
White suite comprising; walk in shower cubicle with built in rainfall shower and telephone hand shower, low flush WC, wash hand basin with mixer tap, feature chrome wall mounted radiator, fully tiled walls, fully tiled flooring.

Detached Garage
18 x 9
Up and over door, power and light. Gas fired boiler.

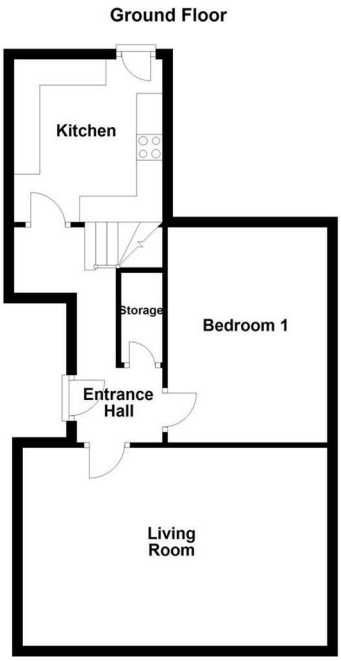
Outside
Driveway to front and side, leading to detached garage with ample parking, front gardens in lawn with shrubs and hedging. Enclosed gardens to rear with paved area leading to lawn and patio, garden shed.

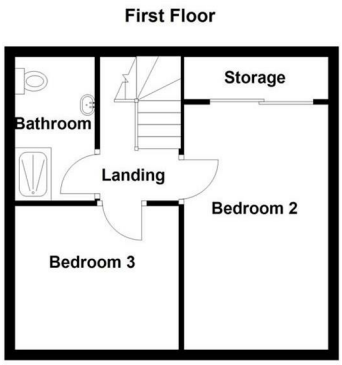
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

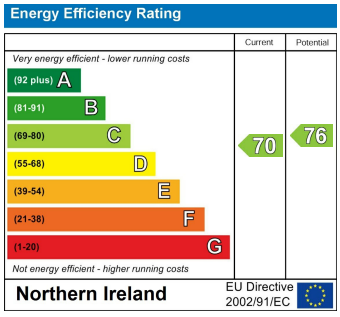
To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

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







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.

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.

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