ULSTER PROPERTY SALES
UPS
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NETWORK STRENGTH – LOCAL KNOWLEDGE

26 CAMPSIE PARK, DUNDONALD, BELFAST, BT16 2SF

OFFERS AROUND £144,950

This attractive three bedroom end terrace property offers well proportioned accommodation, excellent gardens and a useful floored roof space. The property is ideally suited to a range of purchasers and offers excellent outdoor space.

The accommodation comprises an entrance hall with wood laminate flooring leading to a bright lounge, also finished with laminate flooring. The spacious kitchen and dining room is fitted with an excellent range of high and low level units, marble effect work surfaces, inset sink with mixer tap and hose, space for a five ring range cooker with stainless steel splashback and extractor hood, with space for an American style fridge freezer, dishwasher and washing machine. Open to the dining area, the room also benefits from recessed spotlighting and useful under stair storage.

Upstairs, there are three well proportioned bedrooms, with the third bedroom benefiting from built in robes. The modern bathroom comprises a white suite including panelled bath with built in rainfall shower, hand held shower and folding screen, pedestal wash hand basin, mirrored cabinet and low flush WC, with part tiled walls, ceramic tiled flooring and PVC clad ceiling with recessed lighting and extractor fan. A floored roof space is accessed via a Slingsby style ladder and houses the gas fired boiler, providing useful additional storage. Further benefits include PVC double glazing and gas fired central heating.

Outside, the front garden is laid in lawn with flowerbeds, while the enclosed rear garden features a stone area and raised flowerbeds. The south west facing side garden provides further outdoor space with lawn, patio and raised flowerbeds. A large garden shed with light and power, patio doors and timber decking offers excellent additional storage and versatility.

Offering spacious accommodation, three bedrooms and excellent gardens, this property represents an excellent opportunity to acquire a comfortable home in a popular Dundonald location.

Key Features

- Three Bedroom End Terrace Property With Spacious Accommodation
- Bright Lounge With Wood Laminate Flooring
- Excellent Kitchen And Dining Room With Fitted Units
- Space For Range Cooker And Multiple Appliances
- Three Well Proportioned Bedrooms With Built In Storage
- Modern Bathroom With Bath And Rainfall Shower
- Floored Roof Space With Slingsby Ladder And Gas Boiler
- South West Facing Side Garden And Large Garden Shed

Accommodation Comprising:

Entrance Hall
Wood laminate flooring.

Lounge
13'8 x 13'6
(At widest point)
Wood laminate flooring.

Kitchen/Dining Room
17' x 9'7
Range of high and low level units, marble effect work surfaces with inset 1 1/4 basin 'Mondello' sink unit with mixer tap and hose, space for five ring range cooker with stainless steel splashback and extractor hood, housing for 'American' style fridge freezer, space for dishwasher, space for washing machine, part tiled walls, recessed spotlighting, open to dining area, storage under stairs.

First Floor

Landing
Linen cupboard, access to roof space.

Bedroom 1
13'8 x 8'6

Bedroom 2
10'5 x 9'7

Bedroom 3
8'7 x 7'8
Including built in robes.

Bathroom
Modern white suite comprising: panelled bath with mixer tap, built in rainfall shower, hand held shower and folding shower screen, pedestal wash hand basin with mixer tap, mirrored cabinet, low flush W/C, part tiled walls, ceramic tiled flooring, PVC cladding ceiling with recessed spotlighting and extractor fan.

Roofspace
Slingsby style ladder to floored roof space and gas fired boiler.

Outside
Front garden with lawn, flower beds and boundary fence. Enclosed rear garden with stone area, raised flowerbeds and boundary fence. South-West facing side garden with lawn, patio, raised flowerbeds and boundary fence.

Large Garden Shed
Light and power, patio doors and timber decking area.

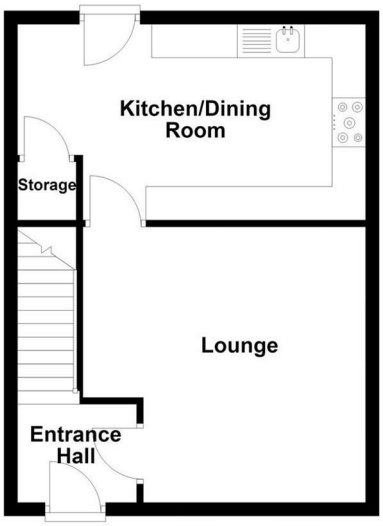
As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

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.

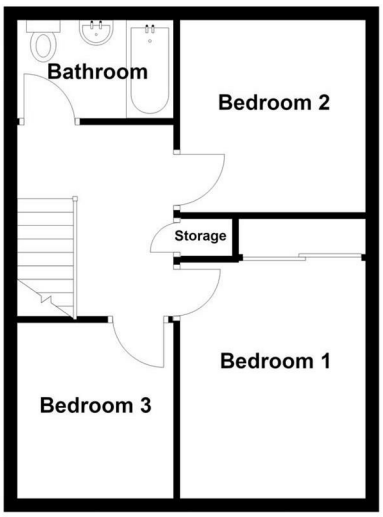
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

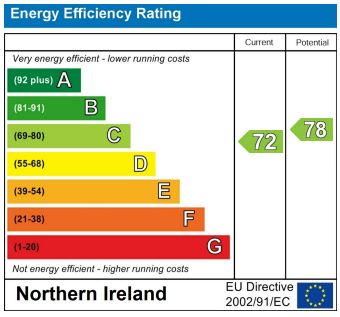
You can find more information about the legislation at www.legislation.gov.uk

Ground Floor



First Floor





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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