

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



17 GORTIN PARK, BELFAST, BT5 7EQ

OFFERS AROUND £295,000

An excellent, detached family home in a excellent residential area just off Kings Road, offering newly refurbished accommodation throughout with south facing gardens and detached garage.

Sitting on an elevated site with superb views, this property is beautifully presented, including a generous lounge/dining room, comprising wood laminate flooring, and open to luxury new kitchen. The kitchen includes an attractive range of units and includes integrated fridge freezer, dishwasher, built in oven with ceramic hob, wall mounted feature radiator and wood laminate flooring.

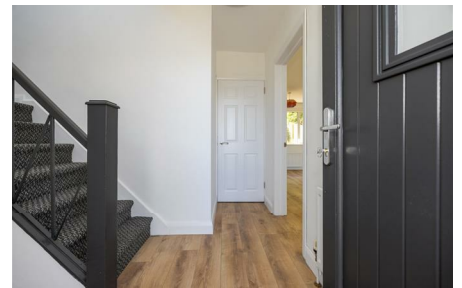
The first floor comprises three well proportioned bedrooms, two with built in robes. Luxury new bathroom suite, comprising excellent freestanding feature bath, large walk in shower cubicle with built in rainfall shower, attractive vanity unit, chrome feature radiator and partly tiled walls. The outside includes front garden in lawn with driveway to detached garage. Enclosed, south facing rear garden with generous lawn, shrubs and mature trees.

Ideal for young or mature families looking for a popular residential area, close to a vast range of local amenities including schools and major bus routes into Belfast city centre. Finished to an excellent standard, this property has undergone a major transformation by the current owners, with great attention to detail, this will immediately impress upon viewing.



Key Features

- Newly Refurbished Three Bed Detached Property Located Off Kings Road
- Modern Fitted Kitchen With Excellent Range of Integrated Appliances
- Family Bathroom With Freestanding Bath and Separate Walk in Shower
- South Facing Rear Garden, Tarmac Driveway to Front Leading to Detached Garage
- Generous Open Plan Living/Dining Room With Wood Laminate Flooring
- First Floor with Three Well Proportioned Bedrooms
- Gas Fired Heating and Double Glazing Throughout
- Ideal for Young and Mature Families Alike, Close to Many Local Amenities and Schools



Accommodation Comprises

Entrance Hall

Wood laminate flooring, cupboard under stairs, cloaks cupboard.

Living/Dining

19'9 x 12'8

Mock fireplace with hearth, wood laminate flooring, open to:

Kitchen

13'3 x 8'4

Excellent newly fitted range of high and low level units, granite effect work surfaces with matching upstand, inset single drainer stainless steel sink unit with mixer taps, built in oven and ceramic hob, integrated extractor hood, integrated fridge freezer, integrated dishwasher, wood laminate flooring, wall mounted feature radiator.

First Floor

Landing

Cupboard housing gas fired boiler

Bedroom 1

10' x 9'7

Built in wardrobes.

Bedroom 2

10' x 9'7

Built in wardrobes.

Bedroom 3

11'6 x 6'6

(At widest point)

Bathroom

New luxury white suite comprising: Freestanding feature bath with mixer taps and telephone hand shower, large walk in shower cubicle with built in rainfall shower and hand held shower unit, vanity unit with mixer taps, low flush WC, feature chrome wall mounted radiator, part tiled walls, extractor fan.

Outside

Front garden with lawn, driveway to detached garage. Enclosed south facing rear garden with generous lawn and shrubs, outside water tap.

Detached Garage

21'2 x 9'1

Power and light, plumbed for washing machine, up and over door.,



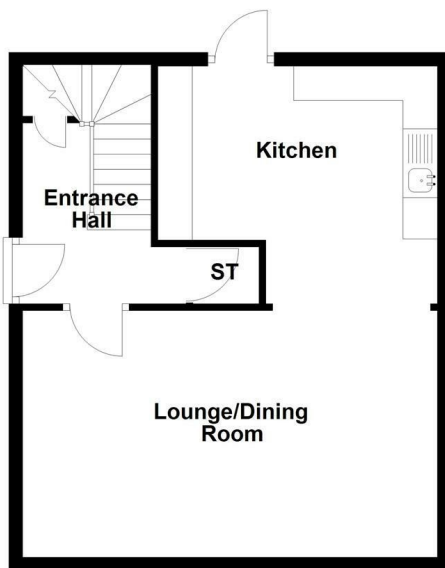




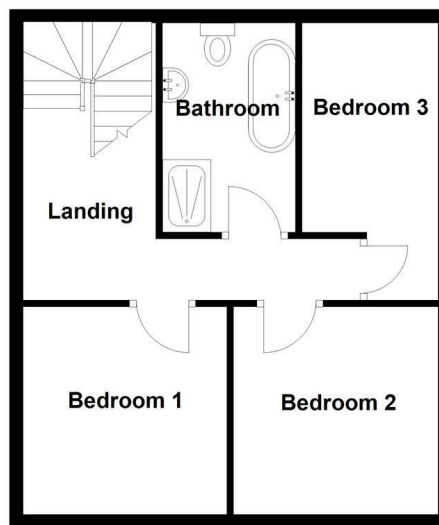




Ground Floor



First Floor



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

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