



ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

**028 9047 1515**

[ballyhackamore@ulsterpropertysales.co.uk](mailto:ballyhackamore@ulsterpropertysales.co.uk)

NETWORK STRENGTH - LOCAL KNOWLEDGE



**15 KENNEL BRIDGE, BELFAST, BT4 2JN**

**OFFERS AROUND £335,000**



A modern build, deceptively spacious detached home, offering great family accommodation with many attractive features throughout, located in a much sought after area, cul de sac position, just off the Old Holywood Road.

The accommodation comprises of attractive varnished wood panel flooring, starting with a generous entrance porch with feature tiled wall, entrance hall leading to a generous lounge, comprising feature hole in wall fireplace with stove, feature walls clad with Pennsylvania barn oak wood. Excellent kitchen with range of low level units, with stainless steel worktops, fully tiled walls and ceramic tiled flooring, and recessed spotlighting open to dining room and patio doors to rear garden.

Three well proportioned bedrooms including a spacious principle bedroom with modern ensuite shower room, including built in shower cubicle and attractive tiling. Bedroom two also enjoys a modern ensuite shower room with large built in shower cubicle and attractive tiling, additional to this, study/dressing room with glass block feature wall, family bathroom including free standing roll top bath with hand held shower, and ceramic tiled flooring. Further benefits include a Slingsby type ladder to a floored and sheeted roof space with two Velux windows.

The outside offers a front garden with flowerbeds and tarmac driveway, an enclosed rear garden with timber decking area, well maintained flowerbeds and recently installed pergola to enjoy the evening sun. A unique property in a mature, much sought after residential area of East Belfast, close to many popular schools and offering easy access to arterial routes, this is a great family home that must be seen to fully appreciate.



## Key Features

- Attractive Red Brick Detached Family Home
- Kitchen With Range of Units With Fully Tiled Walls and Stainless Steel Work Surfaces
- Three Well Proportioned Bedrooms, Two Including Modern Ensuite Shower Rooms
- Beautifully Maintained Rear Garden Featuring Garden Shed and New Fitted Pergola
- Generous Lounge Featuring Multi Fuel Stove and Attractive Timber Clad Walls
- Dining Room With Patio Doors Opening to Rear Garden
- Family Bathroom With Free Standing Roll Top Bath
- Located In a Much Sought After Area, In a Cul de Sac Position, Just Off The Old Hollywood Road



## Accommodation Comprises

### Entrance Porch

Varnished wood panel flooring, feature tiled walls.

### Entrance Hall

Varnished wood panel flooring.

### Lounge

18'1 x 17'1

Hole in wall fire place with multi fuel stove, fully tiled hearth, feature walls clad with Pennsylvania Barn Oak wood.

### Kitchen

11'4 x 8'2

Range of low level units, stainless steel work surfaces and upstand, inset stainless steel sink unit with mixer taps and hose, space for cooker, stainless steel extractor fan and hood, fully tiled walls, ceramic tiled floor, recessed spotlights, open to:

### Dining Room

10'9 x 10'1

Varnished wood panel flooring, part tiled walls, recessed spotlights, patio doors leading to rear garden.

## First Floor

### Bedroom 1

14'2 x 11'7

Varnished wood panel floor.

### Ensuite Shower Room

Modern white suite comprising: built in shower cubicle with built in shower with built in shower unit, tiled walls, wash hand basin with mixer taps with tiled splashback, low flush WC, ceramic tiled floor, extractor fan.

### Bedroom 2

9'8 x 8'8

Varnished wood panel flooring.

### Ensuite Shower Room

Modern white suite comprising: built in shower cubicle with built in shower with built in shower unit, tiled walls, sliding shower door, pedestal wash hand basin with mixer taps with tiled splashback, low flush WC, ceramic tiled floor, extractor fan.

### Bedroom 3

11' x 9'1

Varnished wood panel flooring.

### Study/Dressing Room

9'4 x 9'

Glass block feature wall, varnished wood panel flooring.

### Bathroom

White suite comprising: freestanding roll top bath with mixer taps and telephone hand shower, wash hand basin with mixer taps, low flush WC, part wooden panelled floors, ceramic tiled flooring, mirrored cabinet, hotpress.

### Roofspace

18' x 12'

(at widest point)

Slingsby type ladder leading to floored and sheeted roofspace with two Velux windows.

## Outside

Front garden with flower beds and tarmac driveway. Enclosed rear garden with timber decking area leading to timber decking flower beds and raised pergola, garden shed with boiler house housing oil fired boiler, plumbed for washing machine.

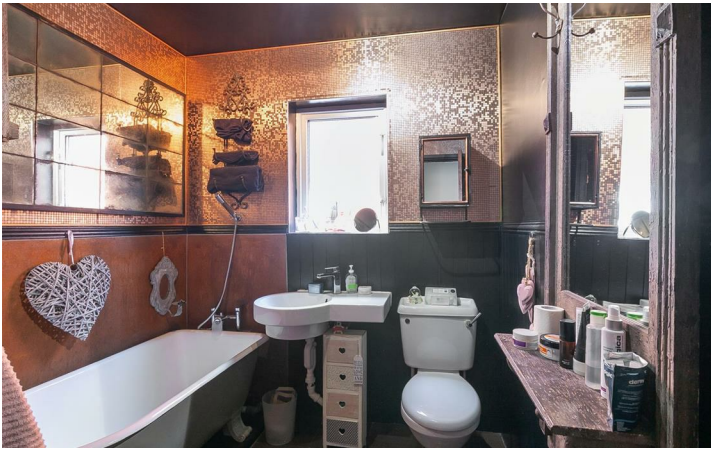




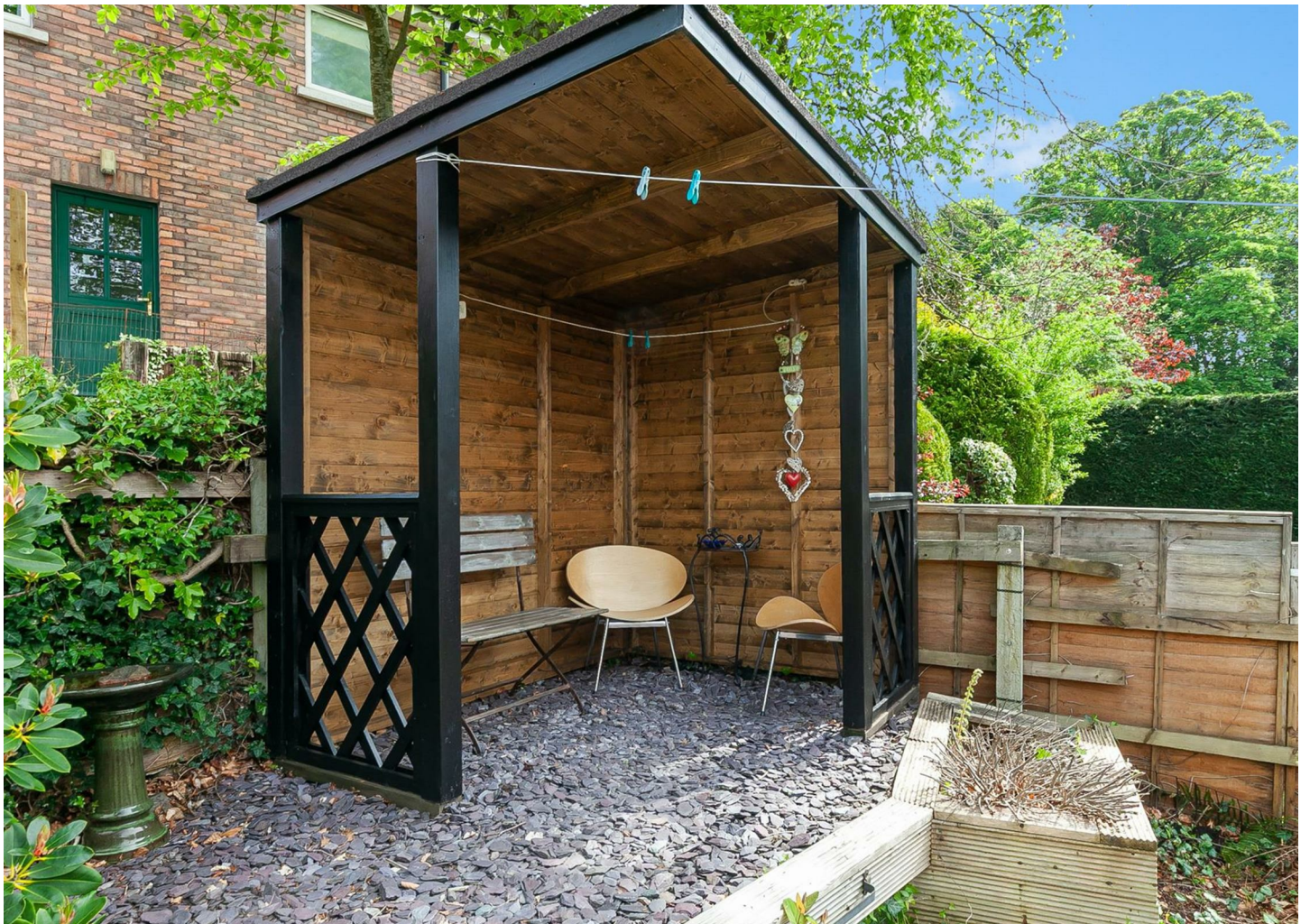








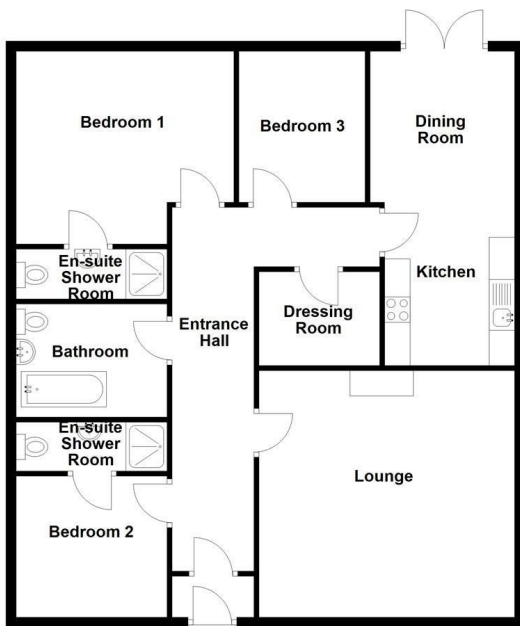




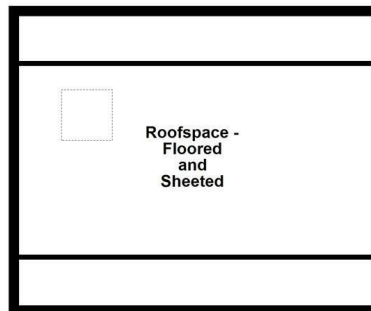




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

ANDERSONSTOWN  
028 9060 5200

BALLYHACKAMORE  
028 9047 1515

BALLYNAHINCH  
028 9756 1155

BANGOR  
028 9127 1185

CARRICKFERGUS  
028 9336 5986

CAVEHILL  
028 9072 9270

DONAGHADEE  
028 9188 8000

DOWNPATRICK  
028 4461 4101

FORESTSIDE  
028 9064 1264

GLENGORMLEY  
028 9083 3295

MALONE  
028 9066 1929

NEWTOWNARDS  
028 9181 1444

RENTAL DIVISION  
028 9070 1000



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