

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**67 KINGSDALE PARK, BELFAST,  
BT5 7BZ**

**OFFERS AROUND £249,950**





An excellent extended red brick three bed detached property located within the popular Kingsdale Park off the Kings Road and within walking distance to Kings Square, Dundonald Ice Bowl and Ballyhackamore Village with its array of cafes, shops and restaurants, while also being a short commute to Belfast City Centre, George Best City Airport and many of the provinces leading schools.

The accommodation comprises lounge/dining room with tiled fireplace to the front and an extended living room, overlooking a private garden to the rear and onto a fitted kitchen. The first floor has three good sized bedrooms and a coloured bathroom suite with separate low flush WC.

Outside the property benefits from a driveway to the front leading to an attached garage which also has a storage/utility room to the rear which houses the gas boiler. Furthermore, a good size garden to rear with lawn, mature trees and shrubs. Priced to allow for some updating, this property will appeal to many. Early viewing is highly recommended.



## Key Features

- Extended Red Brick Detached Property Off The Kings Road
- Reception Rooms Including Lounge/Dining And Living Room
- Fitted Kitchen With Built-In Under Oven & Part Tiled Walls
- Three Bedrooms, Bathroom & Separate WC To First Floor
- Driveway To Front Leading To Attached Garage & Storage Room
- Good Size Garden To Rear With Mature Trees And Shrubs
- Gas Fired Central Heating & Double Glazed Windows
- Convenient Location Close To A Range Of Local Amenities
- No Onward Chain



### Accommodation Comprises

#### Entrance Hall

Storage under stairs with underfloor safe.

#### Lounge/Dining Room

11'5 x 10'4  
Tiled fireplace.

#### Living Room

16'7 x 10'4

#### Kitchen

10'4 x 8'5  
Range of high and low level units, double drainer stainless steel sink unit, built-in under oven, part tiled walls, PVC back door.

#### First Floor

##### Landing

Access to floored roof space via Slingsby ladder.

##### Bedroom 1

16'5 x 10'4

##### Bedroom 2

11'2 x 10'4  
Alwood built-in furniture.

##### Bedroom 3

8'6 x 7'5

##### Bathroom

Coloured suite comprising panelled bath, pedestal wash hand basin, part tiled walls, built-in storage cupboard.

##### Separate WC

Low flush WC, part tiled walls.

##### Garage

15'7 x 7'3  
Up and over door.

##### Utility Area

8'0 x 7'0  
To rear of garage. Plumbing for washing machine. Gas boiler.

##### Outside

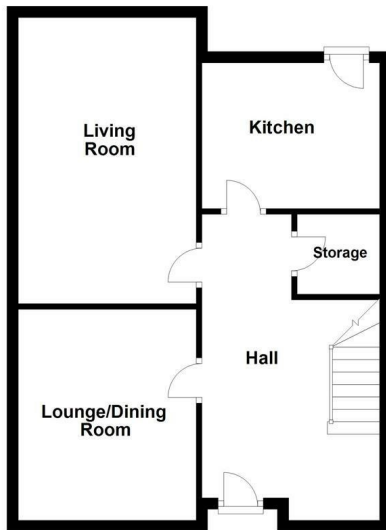
Driveway to front. Attractive garden to rear with lawn, mature trees and shrubs.



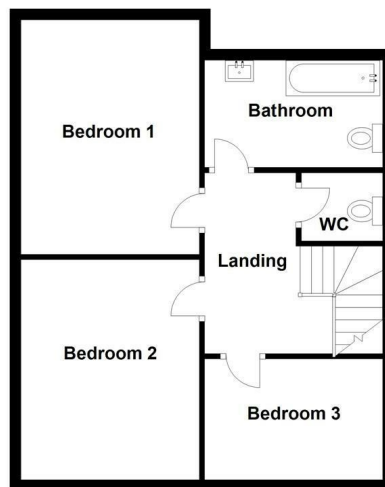




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	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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