

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**MAGNOLIA HOUSE, APT 3, 17  
KINGS ROAD, BELFAST, BT5 6JF**

**OFFERS AROUND £124,950**



This attractive ground floor apartment is an excellent opportunity for a first time buyer, landlord or downsizer to purchase an easily managed property in a fantastic location on the Kings Road and within walking distance to the shops, restaurants in Ballyhackamore and the Glider Bus System.

Comprising living room with wood flooring open to a fitted kitchen with a range of high and low level units and range cooker, the property further benefits from two bedrooms and a shower room, gas fired central heating and mostly double glazed windows.

Outside, the property benefits from parking to the front and a small outdoor area to the side. Early viewing is recommended to appreciate fully what is on offer.



## Key Features

- Ground Floor Apartment With Own Entrance Door
- Open Plan Living Room With Wood Flooring
- Fitted Kitchen With 5 Ring Range Cooker
- Two Good Sized Bedrooms, Both With Velux Windows
- White Shower Room With Part Tiled Walls
- Gas Fired Heating & Mostly Double Glazed Windows
- Parking To Front And Private Area To Side
- Popular Location Close To Many Local Amenities



## Accommodation Comprises

### Entrance Hall

### Kitchen

7'5 x 7'2

Range of high and low level units, single drainer stainless steel sink unit, Rangemaster 5 ring range cooker, plumbing for washing machine. Open to:

### Living Room

10'0 x 10'0

Wood flooring. Gas boiler.

### Bedroom 1

14'4 x 9'8

Velux.

### Bedroom 2

10'6 x 8'0

Velux.

### Rear Hall

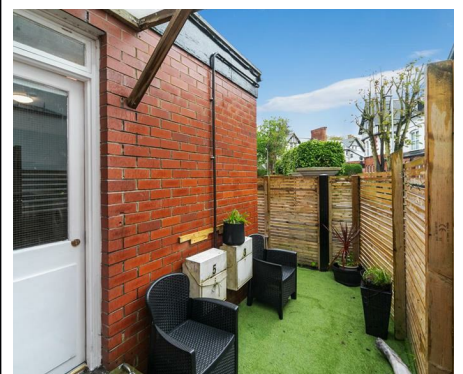
Storage cupboard.

### Shower Room

White suite comprising shower cubicle, vanity unit and low flush WC. Part tiled walls.

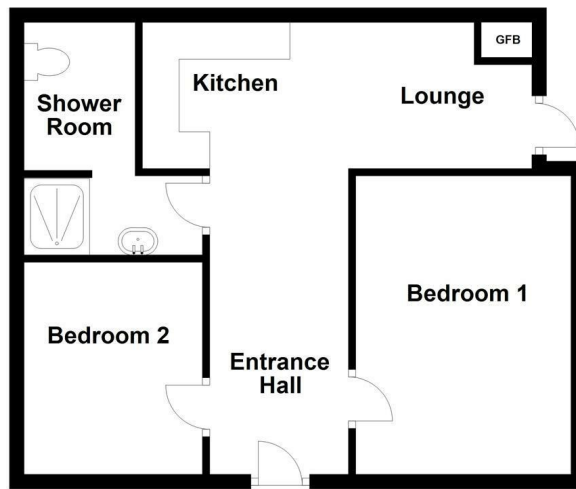
## Outside

Private area to side. Parking to front.





### Ground 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                                   |  |                            |           |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| Northern Ireland                            |  | EU Directive<br>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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