

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**17 KINGS BRAE, BELFAST, BT5 7ER**

**OFFERS AROUND £349,950**

A deceptively spacious detached family home sitting on an elevated site with a generous south facing garden in the heart of Gilnahirk, in the popular Kings Brae off Cortin Park, close to many local amenities including Kings Square.

Comprising of spacious entrance hall with ground floor toilet suite, good size lounge with tile feature fireplace and living room with tile feature fireplace. Living room further opens to extended L-shaped dining kitchen comprising of extensive range of units with appliances, breakfast table, ceramic tile flooring, partly tiled walls, and patio doors to south facing garden. Additionally, access from kitchen to lean to garage which further extends to an additional garage to rear.

The first floor includes three well proportioned bedrooms and bathroom comprising of white suite including electric shower over bath, fully tiled walls and floor. Separate toilet suite also with fully tiled walls and floor. Overall, the property benefits from oil fired central heating, to include a recently installed new oil-fired boiler, and uPVC double glazed windows.

The outside includes a front garden with lawn and gated driveway to side. Large south facing rear garden with two separate lawn areas, flowerbeds, hedging and mature trees with patio area. Ideal family accommodation in a much sought-after area with many appealing features, this property is a must view to appreciate the huge potential for any family after you make your own improvements. View now to avoid disappointment!



## Key Features

- A Mature Detached Family Home in the Much Sought-After Kings Brae
- Open Plan Kitchen/Dining With Breakfast Table & Patio Doors To Rear
- White Bathroom Suite With Panelled Bath & Separate Toilet Suite
- Generous South Facing Garden With Patio Area
- Good Size Lounge And Living Room, Both With Feature Fireplace
- Three Well Proportioned Bedrooms To First Floor
- Oil Fired Central Heating System & uPVC Double Glazed Windows
- Convenient Location Close To Many Local Amenities



### Accommodation Comprises

#### Entrance Hall

#### Ground Floor WC

White suite comprising wash hand basin with tiled splash back and low flush WC.

#### Lounge

13'4 x 11'4

Tiled feature fireplace with laminate wood surround.

#### Living Room

11'4 x 11'4

Tiled feature fireplace with laminate wood surround. Archway to:

#### L-Shaped Kitchen/Dining

21'4 x 18'1

Range of high and low level units, granite effect work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with built-in oven, ceramic hob, integrated extractor hood, display cabinet, plumbed for washing machine, space for fridge/freezer, breakfast table. Part tiled walls, ceramic tiled floor. Recessed spotlighting. Patio doors to rear.

#### First Floor

#### Landing

#### Bedroom 1

13'4 x 11'3

#### Bedroom 2

11'4 x 11'3

#### Bedroom 3

9'9 x 7'2

#### Bathroom

White suite comprising panelled bath with mixer tap and telephone electric shower, pedestal wash hand basin. Fully tiled walls. Recessed spotlighting. Tiled floor. Hotpress.

#### Separate WC

Low flush WC. Fully tiled walls, tiled floor.

#### Outside

Front garden with lawn, flowerbeds and gated driveway to side. Large South facing garden with two lawn areas, flowerbeds, hedging, mature trees and patio area.

#### Lean To Garage

23'6 x 9'6

Light and power, up and over door. Archway to:

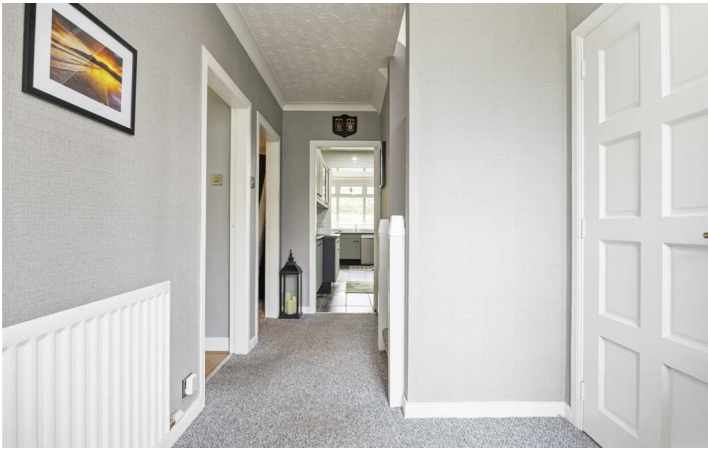
#### Garage

19'9 x 9'7

Light and power. Recently installed oil fired boiler, plumbed for washing machine, low level cupboard with sink unit.



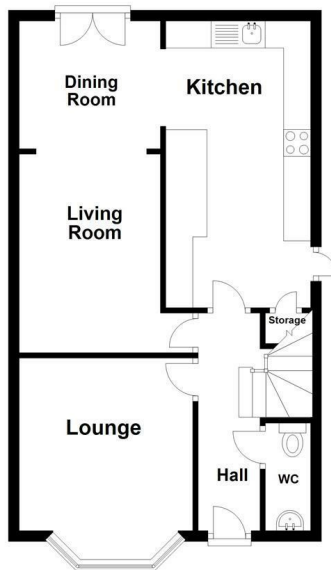




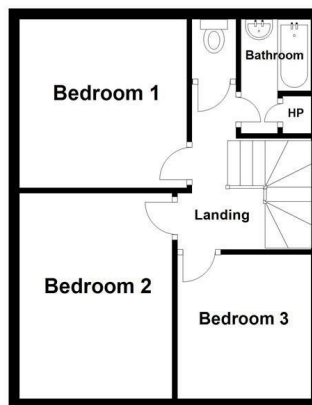




Ground Floor



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.

17 Kings Brae, Belfast

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>	45	55
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	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  
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028 9066 1929



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