

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**8 KNOCKCASTLE PARK, BELFAST, BT5 6NA**

**OFFERS OVER £335,000**

An extended detached family home located within a cul-de-sac just off the popular Knock Road, offering excellent accommodation to include integral garage and garden, close to Ballyhackamore.

Comprising of entrance hall with attractive solid Oak wood flooring, which continues throughout the ground floor, which includes lounge with tile feature fireplace, living room with patio doors to rear garden, and good size dining kitchen including an attractive range of units with wood block worktops, range of built-in appliances, partly tiled walls and built-in breakfast table. Other benefits include ground floor toilet suite with vanity unit and ceramic tiled flooring.

The attractive solid Oak wood flooring continues on to the first floor, to include the staircase, landing area, and throughout the three double bedrooms. The master bedroom further benefits from two built-in robes, and the family bathroom comprises of modern white suite with built-in shower over bath, vanity unit, chrome feature radiator, fully tiled walls and ceramic tiled flooring. Other benefits include a covered rear porch on the ground floor, leading to good size integral garage with electric insulated garage door.

The outside areas include large brick paviour driveway to front with additional parking space, enclosed rear garden with large patio leading to lawn. Situated within walking distance to the ever popular Ballyhackamore village and all it's attractive amenities, this excellent family home is located in a much sought after residential area and would be ideal for many potential buyers so view now to avoid disappointment.



## Key Features

- Excellent Detached Family Home Within Walking Distance To Ballyhackamore
- Fitted Kitchen With Integrated Appliances And Built-In Dining Area
- Modern Family Bathroom Suite With Panelled Bath, Tiled Walls & Flooring
- Large Gated Driveway And South West Facing Garden With Lawn And Patio
- Good Size Lounge With Solid Oak Wood Flooring, And Additional Living Room
- Three Well Proportioned Bedrooms To First Floor, All With Solid Wood Flooring
- Gas Fired Central Heating, PVC Double Glazed Windows & Integral Garage
- Convenient Location Close To A Wide Range Of Local Amenities & Bus Routes



### Accommodation Comprises

#### Enclosed Entrance Porch

#### Entrance Hall

Solid Oak wood flooring.

#### Ground Floor WC

Modern white suite comprising vanity unit with mixer tap and low flush WC. Ceramic tiled flooring.

#### Lounge

13'9 x 10'9

Tiled feature fireplace with solid Oak plinth. Solid Oak wood flooring.

#### Living Room

16'9 x 10'9

Solid Oak wood flooring. Patio doors to garden.

#### Dining Kitchen

11'8 x 9'5

Attractive range of high and low level units, wood block work surfaces with inset single drainer 1 1/4 bowl stainless steel sink unit with mixer tap, built-in in split level oven and microwave oven, gas hob, stainless steel extractor hood, integrated undercounter fridge, integrated dishwasher, built-in corner feature drawer, built-in breakfast table. Timber panel ceiling with recessed spotlighting, part tiled walls, solid Oak wood flooring.

#### Covered Rear Entrance Porch

Tile effect laminate flooring. Access to integral garage.

### First Floor

#### Landing

Built-in cloak cupboard. Solid Oak wood flooring.

#### Bedroom 1

12'7 x 10'9

Solid Oak wood flooring. Two x built-in wardrobes.

#### Bedroom 2

12'2 x 10'9

Solid Oak wood flooring.

#### Bedroom 3

11'9 x 9'5

Solid Oak wood flooring.

#### Bathroom

Modern white suite comprising panelled bath with mixer tap, built-in shower, shower screen. Vanity unit with mixer tap, low flush WC, chrome radiator, tiled walls, ceramic tiled flooring.

#### Integral Garage

17'2 x 11'7

Light and power. Gas fired boiler. Remote control electric door.

#### Outside

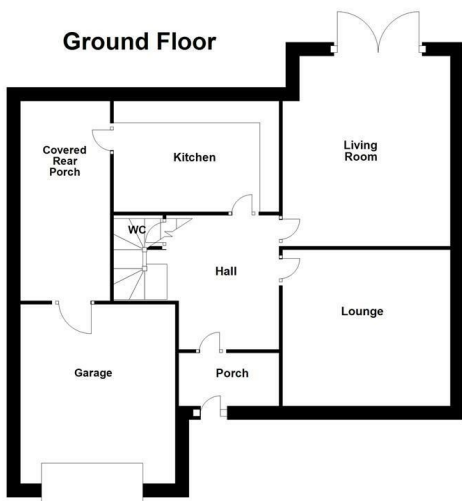
Large brick paviour garden with large patio leading to lawn.











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.

**8 Knockcastle Park**

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		
<b>Northern Ireland</b>	66	68
	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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