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**10 Kingsdale Park**  
**Belfast**  
**BT5 7BY**  
**Offers Over £195,000**

## 10 KINGSDALE PARK, BELFAST, BT5 7BY

- **Extended Semi-Detached Family Home**
- **Generous Plot Off The Vibrant Kings Road**
- **Close To Many Local Shops And Amenities**
- **Bright And Spacious Front Living Room**
- **Kitchen With Dining Area**
- **Three Bedrooms Or Second Reception Option**
- **First Floor Bathroom And Downstairs Shower Room**
- **Extended Detached Garage**
- **Large, Private And Enclosed Mature Rear Garden**
- **Super Potential To Create A Perfect Family Home**

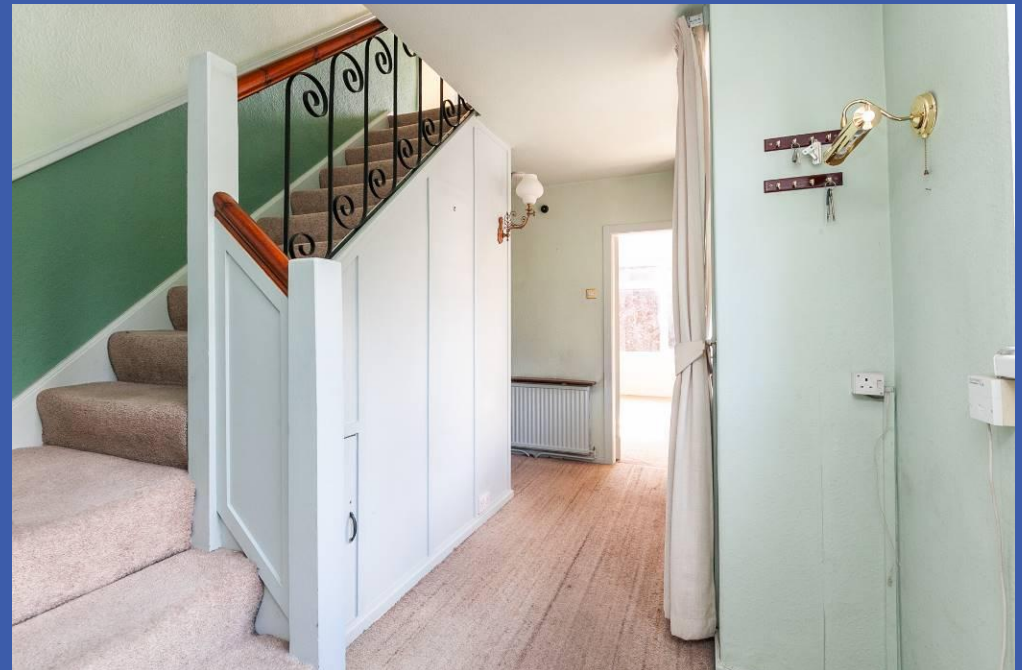
### Property Description

This extended, semi-detached family home offers great potential for the new buyer to create the perfect family home. Located just off the Kings Road, the property is within walking distance of many shops and amenities whilst offering ease of access to Belfast city centre.

The accommodation is deceptively spacious and comprises a front living, second reception/third bedroom, shower room and a kitchen with excellent dining area on the ground floor. Two generous bedrooms and a family bathroom are to the first floor.

The property enjoys a large plot and benefits from a large, private and enclosed mature rear garden and driveway parking for numerous vehicles leading to an extended, detached garage with inspection pit for the car enthusiast and w.c facilities.

Early viewing is advised to appreciate the potential this fine home has to offer.





### Property Comprises

#### ENTRANCE HALL

Wooden front door with side windows, cloakroom

#### LIVING ROOM 19' 3" x 13' 2" (5.87m x 4.01m)

Cornicing.

#### BEDROOM 3 / SECOND RECEPTION 14' 0" x 9' 10" (4.27m x 3m)

Built in furniture, wash hand basin





### SHOWER ROOM

Fully tiled shower cubicle, low flush w.c, wash hand basin, tiled floor. access to roof space







**KITCHEN WITH DINING AREA 18' 8" x 10' 8" (5.69m x 3.25m)**

Range of high and low level units, formica work surfaces, stainless steel sink unit, integrated oven and five ring gas hob, chrome extractor fan over, space for fridge freezer, tongue and groove ceiling, tiled floor, partly tiled walls



## LANDING

**BEDROOM 19' 1" x 9' 10" (5.82m x 3m)**

Storage into the eaves

**BEDROOM 10' 1" x 9' 5" (3.07m x 2.87m)**

Storage into the eaves





### **BATHROOM**

Panel bath, low flush w.c, bidet, pedestal wash hand basin, partly tiled walls

### **DETACHED GARAGE 20' 4" x 9' 11" (6.2m x 3.02m)**

Roller door, light, power, inspection pit, wash hand basin, plumbed for washing machine.

Door leading to extension.

### **ADDITIONAL STORAGE 20' 5" x 9' 2" (6.22m x 2.79m)**

Accessed through the garage. Low flush w.c, light and power

### **OUTSIDE**

Private, enclosed rear garden with mature shrubs, trees, patio.

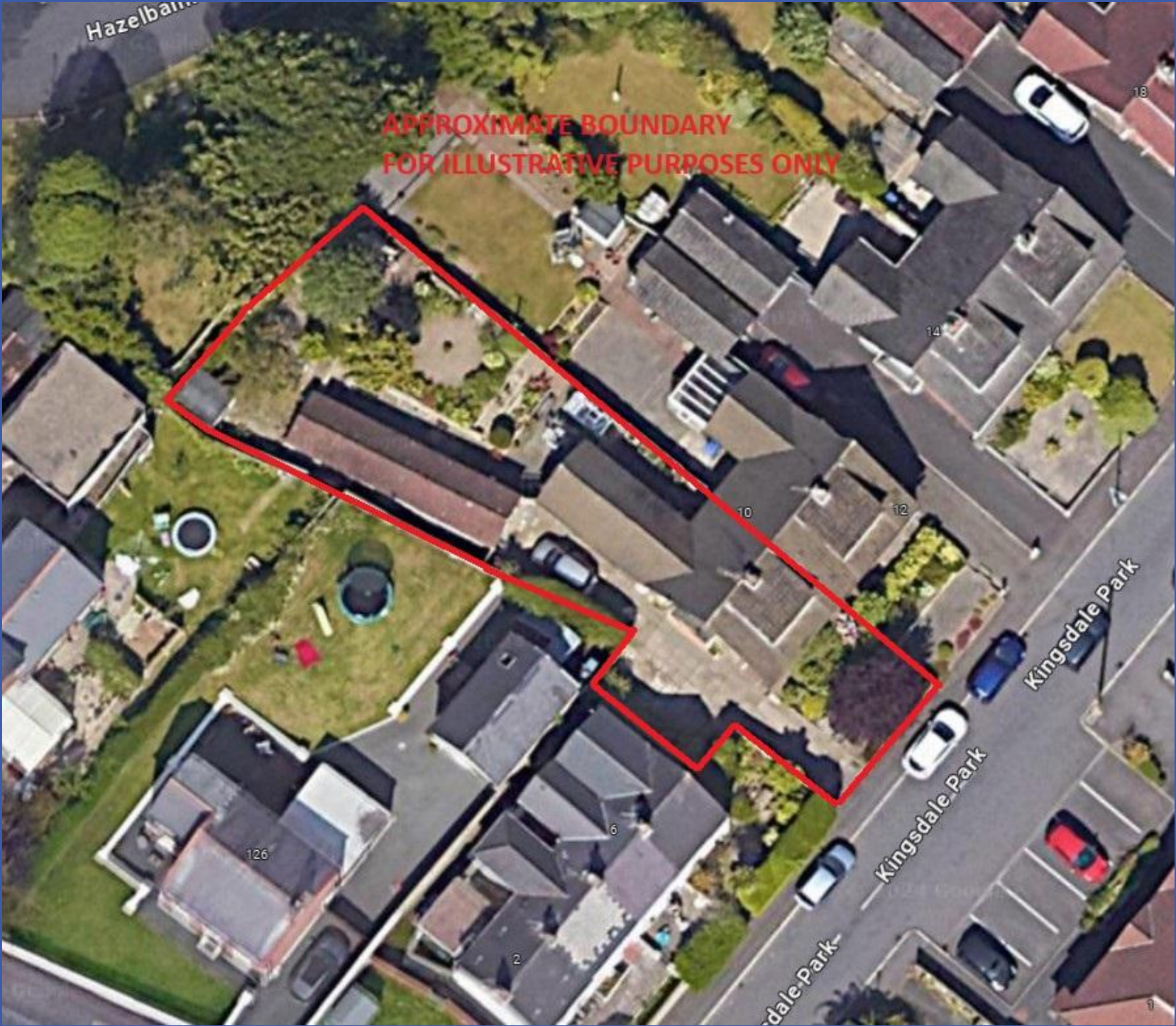
Front garden with mature shrubs and trees.

Driveway parking for numerous vehicles.









APPROXIMATE BOUNDARY  
FOR ILLUSTRATIVE PURPOSES ONLY

Hazelbank

Kingsdale Park

Kingsdale Park

Kingsdale Park

18

14

10

12

6

2

126

8

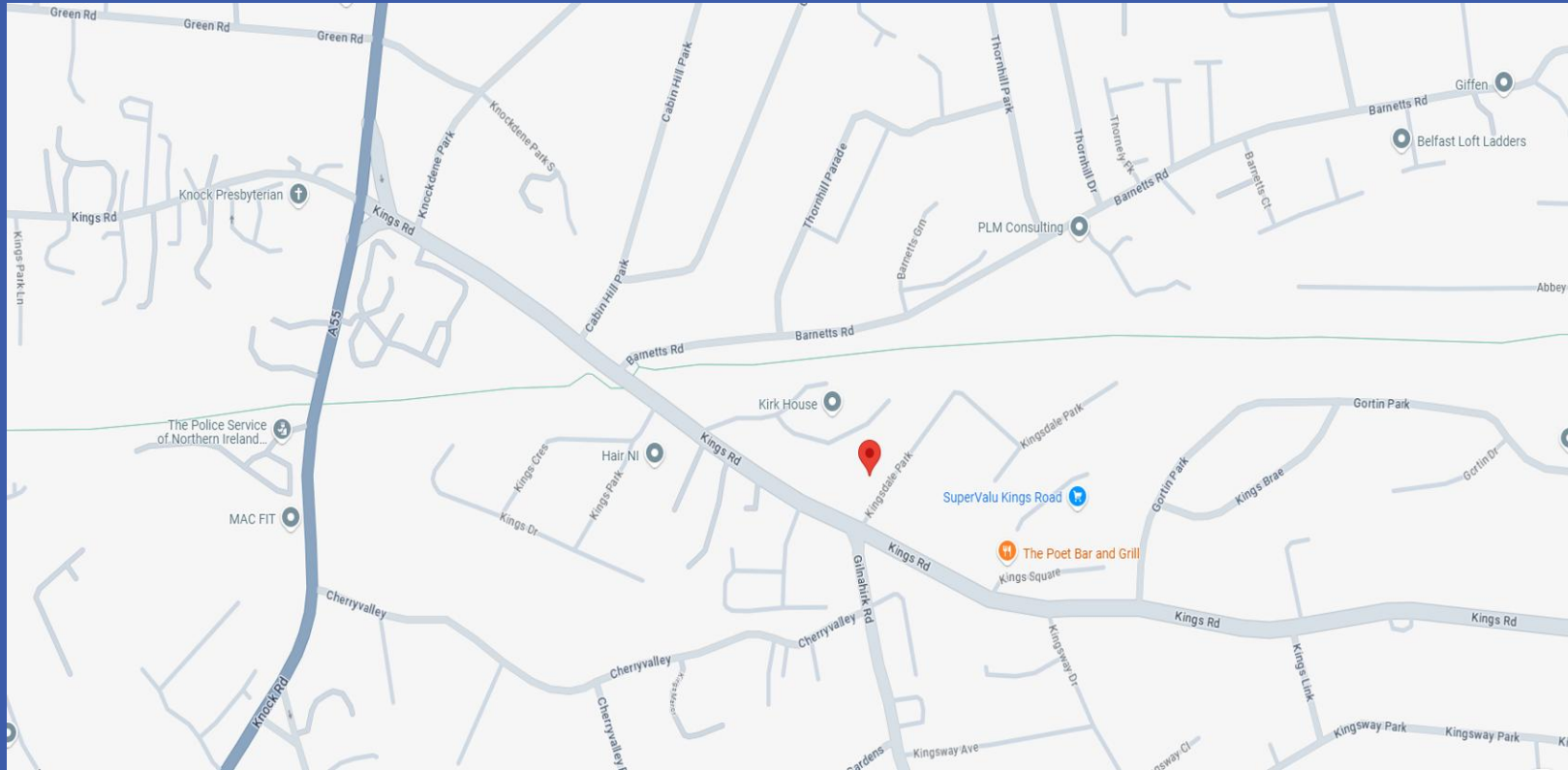
Ground Floor



First Floor



Disclaimer: Plans are for illustrative purposes only.  
Plan produced using PlanHub.  
10 Kingsdale Park, Belfast



**Directions:**

Please see map above.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



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