

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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BT4 3EX

028 9047 1515

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NETWORK STRENGTH - LOCAL KNOWLEDGE



8 KINGS VALE, BELFAST, BT5 6HR

OFFERS AROUND £159,950



An excellent first floor apartment on the exclusive Kings Road, offering generous accommodation set in mature surroundings within walking distance to Ballyhackamore and its many popular amenities.

The accommodation includes spacious entrance hall with intercom access, generous lounge dining room with corner feature bay window, opening to modern kitchen with partly tiled walls and ceramic tiled flooring. Two double bedrooms and recently fitted luxury bathroom comprising of white suite with built-in shower over bath, vanity unit, PVC wall cladding and wood laminate flooring.

Other benefits include partly floored roofspace for that extra bit of storage, well maintained mature gardens providing an attractive outlook, and generous car parking, all within walking distance of the many cafes and restaurants in the Ballyhackamore area.



Key Features

- Excellent First Floor Apartment In Popular Location
- Spacious Lounge Dining Room With Bay Window
- Open To Modern Kitchen With Ceramic Tiled Flooring
- Two Double Bedrooms And Luxury Bathroom Suite
- Gas Central Heating & Upvc Double Glazed Windows
- Communal Gardens And Generous Car Parking
- Convenient Location Close To A Range Of Amenities
- Ideal Downsizer Purchase Or First Time Buyer Home



Accommodation Comprises

Communal Entrance Hall

Staircase to:-

First Floor

Entrance Hall

Large built in linen cupboard, access to roofspace.

Lounge

17'3 x 12'3
(at widest points)

Kitchen

12'3 x 7'7
Modern range of high and low level units, wood effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, space for cooker, integrated extractor hood, plumbed for washing machine, plumbed for dishwasher, space for fridge and freezer, part tiled walls, ceramic tiled floor.

Bedroom 1

13'9 x 9'7

Bedroom 2

12'6 x 9'7

Bathroom

Modern white suite comprising panelled bath with mixer tap, built in shower and shower screen, vanity unit with mixer tap, low flush WC, PVC wall cladding, wood laminate floor, extractor fan.

Roofspace

Slingsby ladder to partly floored roofspace.

Outside

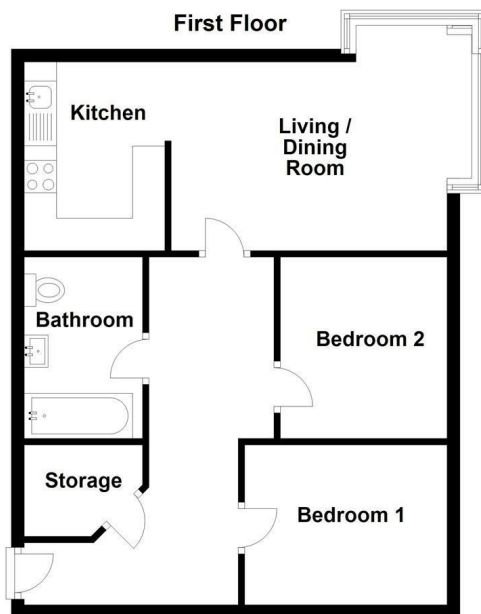
Communal gardens with parking.

Additional Information

Management Company is Westhorpe Management Company Limited, 6 Albert Street, Bangor BT20 5EF.

Management Fee £100pcm This includes grounds maintenance, window cleaning, common area cleaning and property maintenance.





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		77	78
(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 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
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000

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