

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



14 KINGSDALE PARK, BELFAST, BT5 7BY

OFFERS AROUND £209,950

This attractive red brick semi detached property is located within the popular Kingsdale Park off the Kings Road and within walking distance to Kings Square, Dundonald Ice Bowl and Ballyhackamore Village with its array of cafes, shops and restaurants, while also being a short commute to Belfast City Centre, George Best City Airport and many of the provinces leading schools.

The accommodation comprises good sized lounge and separate dining room, which could easily be used as a downstairs bedroom, and fitted kitchen overlooking a private garden to the rear plus the added bonus of a downstairs cloakroom with W.C. The first floor offers two good sized bedrooms and a white shower room.

Outside, the property benefits from a driveway to the front leading to a detached garage, and attractive garden to rear with lawn, mature trees and shrubs. This attractive property will appeal to a wide range of buyers and is ideal for downsizing. An early viewing is highly recommended to appreciate fully all it has to offer.



Key Features

- Excellent Red Brick Semi-Detached Property
- Kitchen Overlooking A Private Rear Garden
- Oil Fired Central Heating & Upvc Double Glazing
- Convenient Location Close To Many Local Amenities
- Good Size Lounge And Separate Dining Room
- Two Bedrooms And Shower Room To First Floor
- Driveway, Gardens, And A Detached Garage
- Ideal Purchase For First Time Buyers Or Downsizers



Accommodation Comprises

Entrance Porch

Entrance Hall

Cloak room white suite comprising low flush WC and wash hand basin.

Lounge

19'3 x 12'8

Tiled fireplace.

Dining Room/Bedroom 3

14'0 x 9'8

Kitchen

10'4 x 9'0

Range of high and low level units, single drainer stainless steel sink unit, plumbed for washing machine, part tiled walls.

First Floor

Bedroom 1

12'9 x 9'9

Plus range of built in wardrobes, access to storage area under eaves.

Bedroom 2

9'3 x 7'4

Access to storage eaves.

Shower Room

Shower cubicle, low flush WC, vanity unit with wash hand basin, part tiled walls, hotpress.

Outside

Attractive garden to rear in lawn and mature trees and shrubs,

driveway to front leading to a detached garage, easily managed paved garden to front.







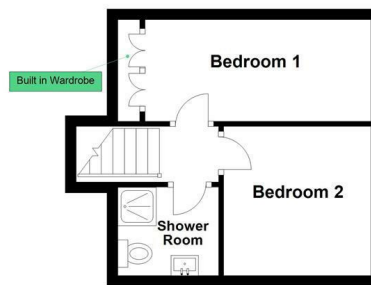




Ground Floor



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.

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		66
(21-38) F	43	
(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.

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