

ULSTER PROPERTY SALES

**UPS**

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**27 KINGS CRESCENT, BELFAST, BT5 6PR**

**OFFERS AROUND £325,000**

This excellent deceptively spacious red brick semi-detached property, located just off the Kings Road, offers ideal family accommodation to include reception hall with downstairs cloakroom and W.C, lounge with double doors to living room, and patio doors leading to the garden. Attractive fitted kitchen open to a breakfast area, and offering a range of units, ceramic tiled flooring and built in appliances. The first floor offers three good sized bedrooms, a family bathroom with white suite including a bath and a large separate shower cubicle, and access to a floored roofspace via a Slingsby style ladder.

The outside includes an easily managed garden to the front and a large driveway to the side with double gates towards a detached garage. To the rear, a private well maintained garden in lawn, flowerbeds, and a patio area.

Also benefiting from gas fired central heating and PVC double glazed windows, this attractive property is located conveniently to many shops, major local schools, Stormont Park and the popular Glider bus route nearly on your doorstep. Early viewing is recommended to avoid disappointment.



## Key Features

- Excellent Deceptively Spacious Red Brick Semi-Detached
- Kitchen With Built-In Appliances And Open To Breakfast Area
- Detached Garage And Easily Managed Gardens To Front And Rear
- Convenient Location Close To A Wide Range Of Local Amenities
- Spacious Lounge With Double Doors To Living Room
- Three Good Sized Bedrooms And Bathroom Suite To First Floor
- Gas Fired Central Heating System And uPVC Double Glazed Windows
- Ideal For A Range Of Purchasers, Early Viewing Recommended



### Accommodation Comprises

#### Open Entrance Porch

Hardwood front door to:

#### Reception Hall

Cloak room with low flush WC and pedestal wash hand basin.

#### Lounge

14'5" x 11'6"

Cornice, double doors to:

#### Living Room

12'0" x 11'6"

Attractive wooden fireplace, tiled hearth, PVC double doors to garden, cornice.

#### Dining Room

9'3 x 8'6"

Fully tiled floor. Storage cupboard. Open to kitchen.

#### Kitchen

8'8" x 8'8"

Excellent range of high and low level units with stainless steel sink unit, oven and four ring hob, part tiled walls, fully tiled flooring.

#### First Floor

#### Landing

Slingsby type ladder to floored roofspace with Velux, light and power.

#### Bedroom 1

11'9" x 10'5"

#### Bedroom 2

11'6" x 11'3"

#### Bedroom 3

9'2 x 8'6"

Laminate wood effect floor.

#### Bathroom

White suite comprising panel bath, telephone hand shower, low flush WC, pedestal wash hand basin, large shower cubicle, feature towel rail and partly tiled walls, recessed spotlighting.

#### Outside

Large driveway to side with gated area and parking for 2 or 3 cars. Attractive garden in lawn, trees shrubs and patio area.

#### Detached Garage

Roller shutter door.



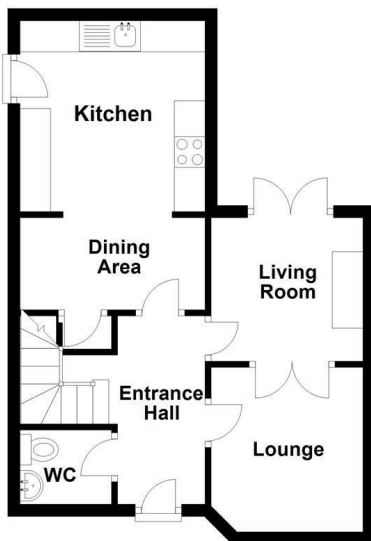




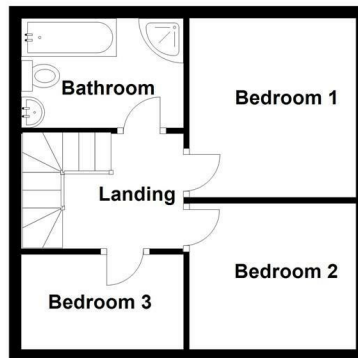




Ground Floor



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	69
(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>	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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