

ULSTER PROPERTY SALES

UPS

RENTALS - BALLYHACKAMORE

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**102 KENSINGTON ROAD, BELFAST, BT5 6NH**

**£1,800 PCM**

Situated in a much sought after location, this superb semi detached villa has undergone a complete transformation by the current owner. With a newly built extension to the side, extending into the first floor at the rear, this property now offers four excellent bedrooms, master en-suite and master dressing area on the first floor.

The ground floor includes two existing reception areas with through archway and french doors to rear landscaped garden including raised decking area. The new superb luxury kitchen with full range of integrated appliances opens out to the two new reception areas to the side with through archway and french doors at either side.

Additional benefits include gas fired central heating, UPVC double glazed windows throughout, luxury bathroom suite on the first floor and downstairs toilet.

Sitting in the leafy Kensington Road off the Knock Road close to a vast range of amenities, this is sure to provide an excellent home for most families, so view now to avoid disappointment!



## Key Features

- Extended Semi Detached Villa
- Luxury Kitchen
- Generous Off Street Parking
- View Now To Avoid Dissapointment
- 2 Spacious Reception Areas
- Ensuite Shower Room & Downstairs WC
- Much Sought After Location



### Entrance Hall

Cloak cupboard

### Downstairs WC

Wash hand basin with mixer taps, low flush wc, wooden laminate floor.

### Lounge

12'11" x 12'9"

Attractive hole in wall feature fireplace with gas fire. Wooden laminate floor with archway to dining room.

### Dining Room

11'10" x 10'6"

Wooden laminate floor, french doors to rear decked garden.

### Kitchen

13'11" x 11'1"

Luxury range of high and low level "shaker style" units with en-core work surfaces, inset single drainer stainless steel sink unit with mixer taps. Built in under oven, gas hob and stainless steel extractor hood, integrated fridge freezer, integrated dishwasher, concealed washer dryer, part ceramic tiled floor, part wooden laminate floor, part wall tiling, recessed spotlighting.

### Breakfast Area

13'3" x 9'0"

Recessed spotlighting, sliding french doors to rear garden. Wooden laminate floor, archway to living room.

### Living Room

12'4" x 9'0"

Recessed spotlighting with 2 x velux windows, wooden laminate flooring, french doors to front.

### First Floor Landing

#### Bedroom 1

13'3" x 9'1"

Range of built in robes in dressing area, access.

#### Ensuite Shower Room

Double walk in shower cubicle with built in shower, tiled splashback and sliding shower doors. Wash hand basin with mixer taps, low flush wc, chrome wall mounted radiator. Ceramic wall mounted radiator. Ceramic tiled floor, recessed spotlighting, extractor fan.

#### Bedroom 2

11'10" x 10'6"

#### Bedroom 3

11'0" x 10'5"

#### Bedroom 4

8'3" x 8'1"

#### Bathroom

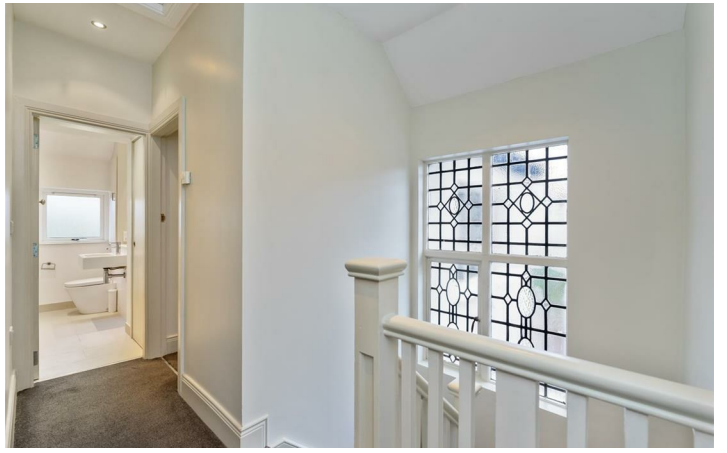
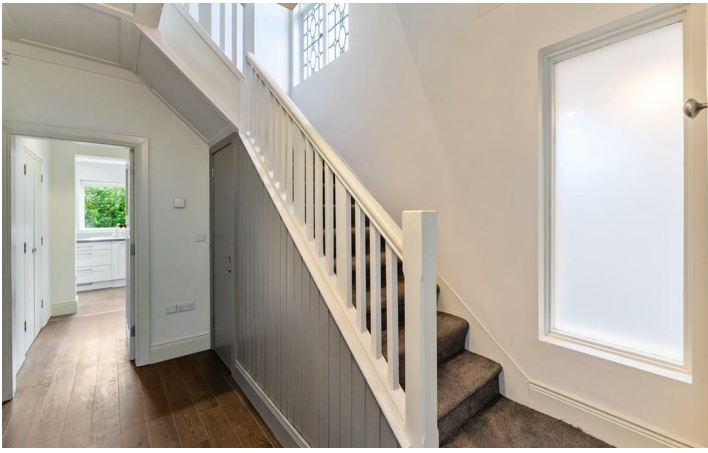
New white suite. Pedestal bath with mixer taps, telephone hand shower, tiled splashback. Wash hand basin with mixer taps, low flush wc, chrome wall mounted radiator, recessed spotlighting, ceramic tiled floor, extractor fan.

#### Outside

Front stone garden with additional off street parking. Enclosed rear garden. Part stone, part raised decking area.












Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<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 Mrs Andrea Rainey on .

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. 14935464**

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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