

## VENDOR DECLARATION

I hereby confirm that I have read the descriptive information you have prepared relating to my property, and that to the best of my knowledge and belief these particulars do not contain any errors or material misinterpretations, that all the items described in the particulars are included in the sales and that all the appliances mentioned are in working order.

I also confirm that I will notify you immediately if, prior to exchange of contracts, any faults or problems develop, or there is any material change involving any of the fixtures and fittings or the property itself.

Signed: .....

Date: .....

Printed Name in Full: .....

Kinross Avenue, Stormont, Belfast

## Offers In Excess Of £170,000

This truly stunning townhouse has been finished to an exceptionally high standard benefiting from a high-quality level of fixtures and fittings throughout.

Internally comprises bright, well-proportioned accommodation with tasteful decor that will no doubt appeal to a vast array of prospective buyers in today's market.

Of particular note is the large, fully enclosed and private landscaped garden area with very little maintenance required, perfect for children at play and outdoor entertaining.

Eastpoint entertainment centre, Dundonald Ice Bowl and Kings Road Shopping Square are only some of the many noteworthy benefits on offer whilst both Dundonald and Ballyhackamore villages are close to hand

# Reeds Rains

The Estate Agent

[www.reedsrains.co.uk](http://www.reedsrains.co.uk)

Downstairs W/C  
Contemporary White Bathroom Suite  
Private, Fully Enclosed Landscaped Rear Garden With Little Maintenance Required  
Off Street Car Parking for 2 Cars To Rear  
GFCH  
uPVC Double Glazed Windows And Doors  
Within Close Proximity To A Fantastic Array Of Day-To-Day Amenities  
Monthly Management Fee Circa £20.00  
Early Inspection Is Encouraged

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**Ballyhackamore**

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## Kinross Avenue, Stormont, Belfast

### UPVC Front Door To...

#### Entrance Hall

Laminated wooden flooring.

#### Lounge 5.11m x 3.66m (16'9" x 12'0")

Laminated wooden flooring.

#### Stunning Shaker Style Kitchen Open Plan To Dining Area 4.8m x 2.64m (15'9" x 8'8")

One and 1/4 bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica work surfaces and stainless steel door furniture. Integrated four ring electric hob and built in stainless steel oven with chimney extractor hood. Integrated fridge / freezer. Integrated washing machine. Feature kickboard lighting. Concealed strip lighting. Partly tiled walls. Ceramic tiled flooring. Ample dining area. uPVC sliding door to enclosed rear garden.

#### Downstairs W/C

Dual flush w/c. Wash hand basin with chrome dual mixer tap and tiled splash back. Extractor fan. Ceramic tiled flooring.

### First Floor

#### Bedroom One 3.91m x 3.1m (12'10" x 10'2")

En-Suite shower room comprising fully tiled corner shower cubicle with electric shower unit. Semi pedestal wash hand basin with chrome dual mixer tap. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Extractor fan.

#### Bedroom Two 3.89m x 3.58m (12'9" x 11'9")

#### Bedroom Three 2.54m x 2.39m (8'4" x 7'10")

#### Luxury White Bathroom Suite

Comprising paneled bath with chrome dual mixer tap and thermostatically controlled shower unit with telephone hand shower. Semi pedestal wash hand basin with chrome dual mixer tap and tiled splash back. Dual flush w/c. Partly tiled walls. Ceramic tiled flooring. Extractor fan.

#### Landing

Access to roof space partially floored with light and power. Built in storage cupboard with gas fired boiler.

#### Outside

Fully enclosed, private rear garden area bordered by fencing in brick pavior patio area and lazy lawn. Outside tap / light. Side access. Outside power points. Off street car parking for 2 cars to rear. Garden shed. Communal car parking to front.

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