



Kincora Avenue,

**Offers in the region of  
£285,000**



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## Kincora Avenue, Belfast

### Offers in the region of £285,000

We are delighted to present to the open market this well-appointed and extended semi detached villa. This attractive property has been well maintained throughout by its present vendors and internally offers bright and spacious accommodation comprises three generous bedrooms, three separate reception rooms, kitchen with dining area and family bathroom. Further benefits include ground floor cloakroom, oil fired central heating and double glazed window frames and doors. Externally there is a driveway to car parking and detached garage with well-tended enclosed private garden to rear. This popular residential location is only a short stroll from the ever-growing buzz of Ballyhackamore village and its wide range of amenities to include popular restaurants and coffee shops. Public transport links via the new Glider Transport System and many of the provinces leading schools are also easily accessible. Properties of this style and calibre when presented to the open market within this location have a proven track record for creating strong demand. In order to appreciate the many quality attributes on offer, early consideration to view is strongly recommended. Ideally suitable for young professional or young family alike.

#### ACCOMMODATION

Front door to entrance porch, inner front door to reception hall, cornice work,

#### GROUND FLOOR CLOAKROOM

White suite, dual flush close coupled WC, pedestal wash hand basin, tiled splash back, ceramic tiled floor, wood panelled walls

#### DRAWING ROOM

5.23m x 3.86m (17'2" x 12'8")

Bay window, cornice work, brick fireplace with tiled hearth

#### DINING ROOM

3.99m x 3.51m (13'1" x 11'6")

Wooden fireplace with tiled inset and hearth, cornice work, double doors to family room

#### EXTENDED FAMILY ROOM

5.72m x 3.56m (18'9" x 11'8")

Recessed low voltage spotlights, access to utility store, double glazed French doors to rear garden.

#### KITCHEN

3.43m x 3.15m (11'3" x 10'4")

Single drainer stainless steel sink unit with mixer taps, range of high and low level units, laminate work surfaces, fully tiled walls, ceramic tiled floor, breakfast bar, glazed display cabinets, cooker space, extractor fan, tongue and groove ceiling, integrated dishwasher, plumbed for washing machine, recessed low voltage spotlights.

#### UTILITY STORE

Ceramic tiled floor, tongue and groove ceiling with recessed spotlights, wood panelled walls

#### FIRST FLOOR

##### LANDING

Access to roof space

##### BEDROOM ONE

3.84m x 3.53m (12'7" x 11'7")

Cornice work

##### BEDROOM TWO

3.68m x 3.53m (12'1" x 11'7")

Cornice work

##### BEDROOM THREE

3.15m x 2.79m (10'4" x 9'2")

#### FAMILY BATHROOM

Corner panelled bath with mixer taps, pedestal wash hand basin with mixer taps, dual flush close coupled WC, fully tiled built in shower cubicle with thermostatically controlled shower, fully tiled walls, ceramic tiled floor, tongue and groove ceiling with recessed spotlights, walk in hot press with lagged copper cylinder immersion heater and storage above

#### OUTSIDE

Brick paved driveway to car parking and detached matching garage 19'7 x 10'1, roller shutter door, light, power and side access, basement storage under garage. Front garden paved with shrubs. Enclosed private well tended garden to rear, lawns, shrubs, flowerbeds, paved patio area, boundary hedging and fencing, outside light and tap.



For full EPC please contact the branch





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57   D
39-54	E	50   E	
21-38	F		
1-20	G		