

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**149 KINGS ROAD, BELFAST, BT5 7EG**

**OFFERS OVER £350,000**

A substantial four bedroom, extended family home boasting generous reception rooms and bedrooms with a superb South facing rear garden, including patios and detached garage.

The accommodation offers four reception areas to include lounge with bay window and brick feature fireplace. Drawing room with brick feature fireplace, and archway to study area with wood laminate floor, and large sliding patio doors to rear garden. Generous living room with archway to dining room, including large sliding patio doors to rear. Fitted kitchen with partly tiled walls, wood laminate flooring, and pantry with built-in units. The ground floor further benefits from a shower room with coloured suite and separate toilet suite with ceramic tiled flooring.

The first floor includes four good sized bedrooms, including two with bay windows and one with double built-in robe. Family bathroom comprising of modern white suite including panelled bath, walk-in shower cubicle, his and hers wash hand basins, and ceramic tiled flooring. Further benefits include oil fired central heating and uPVC double glazed windows. The outside offers superb gardens with lawn and mature flowerbeds to the front, extensive tarmac driveway to front and side, leading to a detached garage and attached car port. The rear garden offers a good size paved area, generous lawn with flowerbeds and mature trees, all South facing, ideal for family BBQ's.

This beautifully appointed detached property has been a fantastic family home for generations and it is now time for a new family to make the necessary changes to both improve and modernise the accommodation for a new generation. Located on the popular Kings Road and within walking distance to many local amenities, and with easy access to main arterial routes in and out of Belfast, this property offers superb family accommodation with superb gardens in a great location. View now to avoid disappointment!



## Key Features

- Superb Extended Four Bedroom Detached Family Home In A Popular Location
- Fitted Kitchen With Built-In Split Level Oven And Pantry With Built-In Units
- Family Bathroom With Shower Cubicle, Panelled Bath And Two Wash Hand Basins
- Detached Garage. Oil Fired Central Heating And Upvc Double Glazed Windows
- Four Reception Areas, Including Lounge, Dining Room, Living Room & Drawing Room
- Four Well Proportioned Bedrooms, One With Double Built-In Wardrobes
- Garden In Lawn To Front And South Facing Garden To Rear, Including Patio Area
- Convenient Location Close To A Range Of Local Amenities And Arterial Routes



### Accommodation Comprises

#### Enclosed Entrance Porch

Tiled flooring.

#### Entrance Hall

Cupboard under stairs.

#### Lounge

16'3 x 13'9 (into bay)

Brick feature fireplace.

#### Drawing Room

15'9 x 13'9

Brick feature fireplace with gas fire.

Archway to:

#### Study Area

13'7 x 8'6

Wood laminate flooring. Large study. Patio doors to rear.

#### Living Room

13'9 x 11'9

Archway to:

#### Dining Room

22'7 x 7'8

Large sliding patio doors.

#### Kitchen

15'1 x 9'9

Range of high and low level granite effect work surfaces, inset 1 1/4 bowl single drainers stainless steel sink unit with mixer tap, built-in split level oven, ceramic hob with stainless steel splashback and stainless steel extractor hood. Plumbed for washing machine, plumbed for dishwasher. Part tiled walls. Wood laminate flooring. Pantry with built-in units and shelving.

#### Shower Room

Coloured suite comprising range of units with sink, walk-in shower cubicle with built-in shower and folding shower door. PVC wall cladding, ceramic tiled flooring, PVC ceiling.

#### Separate WC

Low flush WC, PVC wall cladding, ceramic tiled flooring.

#### First Floor

##### Landing

Hot press and storage cupboard.

##### Bedroom 1

15'9 x 10'5 (average)

Double built-in robes. Bay window.

##### Bedroom 2

13'9 x 12'2

Bay window.

##### Bedroom 3

15'1 x 8'0

##### Bedroom 4

11'9 x 11'0

#### Bathroom

Modern white suite comprising panelled bath with mixer tap, walk-in shower cubicle with electric shower and sliding shower door. Two pedestal wash hand basin with mixer tap, low flush WC, bidet, PVC wall and ceiling cladding. Ceramic tiled flooring.

#### Outside

Front garden with lawn, flowerbeds and boundary hedging. Large tarmac driveway to front and side. Large South facing rear garden with paved area, generous lawn, flowerbeds, mature trees and boundary hedging. Boiler house with oil fired boiler, outside tap, brick shed.

#### Detached Garage

20'0 x 20'3

Light and power. Up and over door. Attached car port.









