

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**20 KENSINGTON GARDENS, BELFAST, BT5 6NP**

**OFFERS AROUND £299,950**



A beautifully presented, extended detached family home in the much sought after Kensington Gardens, offering modern accommodation, including open plan kitchen to extended dining and living area.

This property has undergone extensive improvements by the current owner, to include, a complete rewire, new luxury kitchen and bathroom, and many more, including new gas heating system. The accommodation includes bright entrance hall, comfortable lounge to front with wood laminate flooring, and modern kitchen comprising of range of 'white gloss' units, range of integrated appliances, and attractive tiling. Furthermore, the kitchen opens to extended dining and living area with wood laminate flooring and recessed spotlighting throughout, and patio doors to rear garden.

The first floor offers three well proportioned bedrooms, and attractive family bathroom comprising of modern white suite, luxury walk-in shower cubicle with built-in rainfall shower, separate bath, vanity unit with illuminated mirror, fully tiled walls, ceramic tiled flooring, and recessed spotlighting. The outside includes front garden with lawn and surrounding flowerbeds, concrete driveway to side, leading to detached garage. Enclosed rear patio garden, recently improved, and includes mature trees offering ideal privacy for professionals or families alike.

Sitting in a cul-de-sac position in a much sought after residential location, this property will appeal to many wanting easy to maintain attractive accommodation close to both Ballyhackamore and the many amenities on offer within East Belfast. View now to avoid disappointment!



## Key Features

- Excellent Extended Detached Family Home In A Popular Residential Location
- Two Reception Rooms, Including Lounge And Living/Dining Area Open To Kitchen
- New Gas Fired Central Heating System & Upvc Double Glazed Windows Throughout
- Ideal Property For A Variety Of Purchasers From Mature Buyers To Families
- Modern White Gloss Kitchen With Integrated Appliances And Laminate Flooring
- Three Well Proportioned Bedrooms And New Luxury Bathroom To First Floor
- Driveway To Side, Front Garden And Private Rear Garden, And Detached Garage
- Convenient Location Close To Ballyhackamore And It's Wide Range Of Amenities



### Accommodation Comprises

#### Entrance Hall

Ceramic tiled flooring.

#### Lounge

13'6 x 9'9

Mock fireplace, wood laminate flooring.

#### Kitchen

14'9 x 7'6

Modern range of high and low level 'white gloss' units, wood effect work surfaces, inset 1/4 bowl sink drainer, stainless steel sink unit with a glass top thermostatic mixer tap, built in double oven, ceramic hob, glass splashback an glass extractor hood, integrated fridge freezer, integrated dishwasher, part tiled walls, wood laminate flooring, recessed spotlighting. Cupboard under stairs with gas fired boiler. Open to:

#### Living/ Dining

17'5 x 12'8

Wood laminate flooring, recessed spotlighting, patio doors.

#### First Floor

#### Landing

#### Bedroom 1

12'8 x 10'3

#### Bedroom 2

10'6 x 9'9

#### Bedroom 3

9'9 x 6'2

#### Bathroom

Modern white suite comprising panelled bath with mixer tap and telephone hand shower, walk in shower cubicle with rainfall shower, handheld shower and shower screen, vanity unit with mixer tap, illuminated mirror, low flush w.c., fully tiled walls, ceramic tile flooring, recessed spotlighting, extractor fan.

#### Outside

Front garden with lawn and surrounding flowerbeds, concrete driveway to side, leading to detached garage. Enclosed rear patio garden with mature trees.

#### Detached Garage

17'1 x 9'7

Light and power, plumbed for washing machine, up and over door.













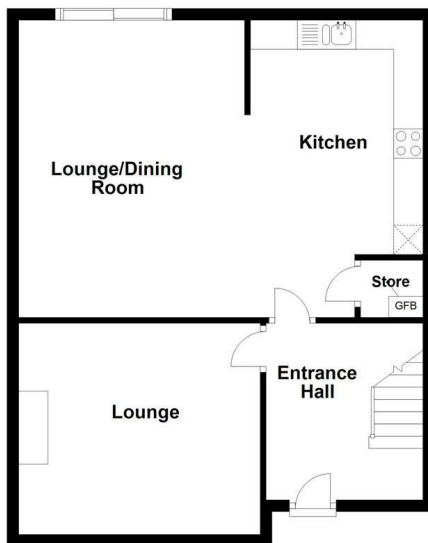




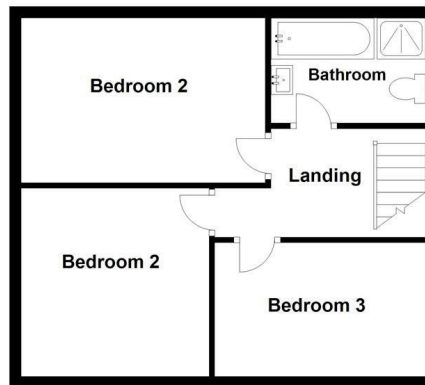




Ground Floor



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>		
(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>	68	70
		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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