

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



20 KENSINGTON GARDENS, BELFAST, BT5 6NP

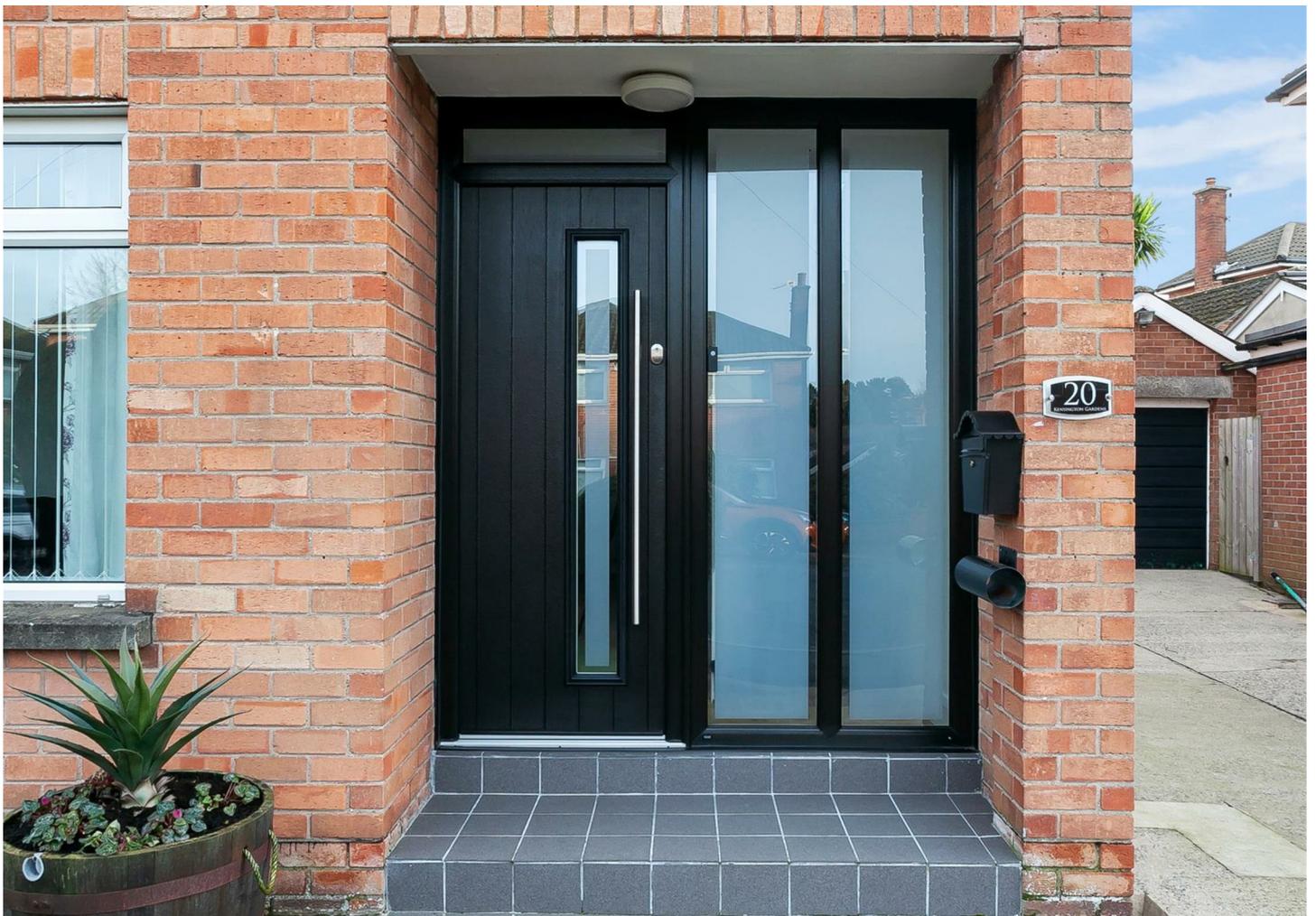
OFFERS AROUND £299,950

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.









