



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**1D KNOCKVALE PARK, BELFAST, BT5 6HH**

**OFFERS OVER £349,950**



This charming, well proportioned detached home is located in this prime residential area which is renowned for its convenience to many leading primary and grammar schools whilst boasting ease of access to Belfast City Centre for the commuter.

The property internally offers bright and spacious family accommodation opening into an entrance hall, beautiful lounge with feature fireplace and modern fitted kitchen with an excellent range of units and opens onto a dining/living area with door to rear garden. The property further benefits from a recently added "garden room / home office "in the garden. The first floor comprises four good size bedrooms, master with en suite shower room, modern family bathroom suite and access to a floored roof space.

Outside, the property is approached off Knockvale Park, Sandown Road into a quiet cul-de-sac of only four homes, within walking distance to Ballyhackamore and its vast range of amenities. This home is a must view for any family wanting modern accommodation in a prime location. View now to avoid disappointment.



## Key Features

- Excellent Detached Family Home In A Prime Residential Location
- Open Plan Kitchen/Living/Dining, Kitchen With Integrated Appliances
- Modern Family Bathroom With Shower Bath And Part Tiled Walls
- Parking To Front, Rear Garden With Patio & Garden / Office Room
- Ground Floor WC And Good Size Lounge With Feature Fireplace
- Four Bedroom To First Floor, Master Bedroom With En-Suite Shower Room
- Gas Fired Central Heating System & Upvc Double Glazed Windows
- Convenient Location Close To A Wide Range Of Local Amenities



### Accommodation Comprises

#### Reception Hall

Solid wood flooring. Storage under stairs with plumbing for washing machine and gas boiler.

#### Cloakroom

Comprising low flush WC and wash hand basin, fully tiled floor.

#### Lounge

14'4 x 14'4

Feature gas fire.

#### Kitchen/Dining/Living

22'5 x 15'6

Excellent range of high and low level units, stainless steel oven, 4 ring induction hob, integrated dishwasher, integrated fridge, part tiled walls, fully tiled flooring, recessed spotlighting. Solid wood flooring to living area. PVC back door.

#### First Floor

##### Landing

Slingsby type ladder to mostly floored roofspace with light.

##### Master Bedroom

12'8 x 10'8

##### En-Suite

Comprising shower cubicle, wash hand basin and low flush WC. Part tiled walls, fully tiled flooring, recessed spotlighting.

##### Bedroom 2

12'0 x 9'8

##### Bedroom 3

14'4 x 8'9

L shaped.

##### Bedroom 4

12'4 x 8'5

##### Bathroom

White suite comprising panelled shower bath, low flush WC and wash hand basin. Part tiled walls and fully tiled flooring.

##### Roof Space

Floored.

##### Outside

Parking to front. Enclosed garden to rear with patio and flowerbeds.

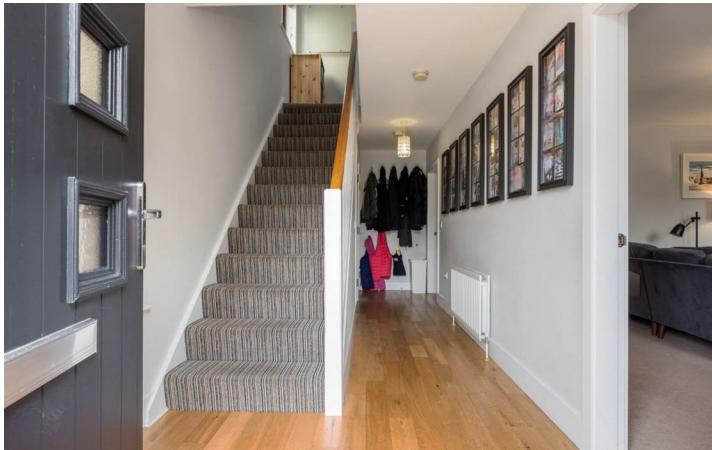
##### Garden Room

Double glazed doors, laminate strip wood flooring, light and power, spotlights and electric heating. Ideal for home office

##### Additional Information

Management company is made up of the owners of each of the four houses in the development. Current costs are approx £400 per annum for insurance and £40 every 3 weeks in the summer for gardening - divided between 4.













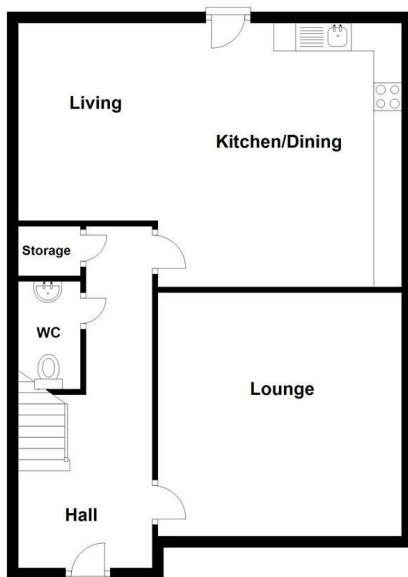




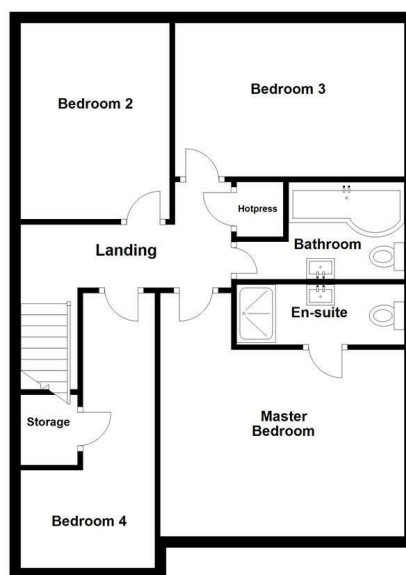




Ground Floor



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>	75	79
	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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ANDERSONSTOWN  
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028 9047 1515

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