



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**1A KNOCKMOUNT GARDENS, BELFAST, BT5  
6GP**

**OFFERS AROUND £189,950**



An excellent, modern build detached family home in the popular Clarawood estate, offering four bedrooms and two receptions, in a great location close to Ballyhackamore and many schools.

The accommodation comprises entrance hall with ground floor toilet suite, generous lounge with feature wood panelled wall, attractive wood laminate flooring and recessed spotlighting. Luxury kitchen comprising of an attractive range of units, with wood block worktops, range of integrated appliances and partly tiled walls, open to dining room with feature island and patio doors to rear garden. The ground floor also includes bedroom four, currently used a playroom/study.

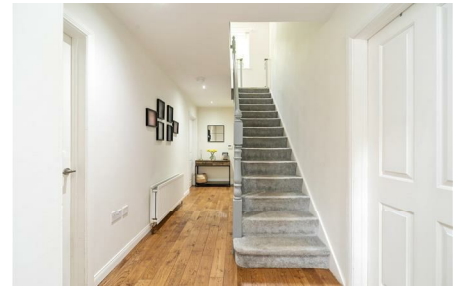
The first floor offers three well proportioned bedrooms, including principle bedroom with modern ensuite shower room and attractive tiling. Family bathroom comprising modern white suite with attractive tiling and recessed spotlights. The outside includes a south facing rear patio garden and gated driveway to side.

Built in 2006, this property offers fantastic accommodation for a young family wanting to be close to all of the popular amenities with east Belfast. including the schools and the arterial routes in and out of Belfast.



## Key Features

- Red Brick Four Bed Detached Family Home Built in 2006
- Ground Floor With Two Spacious Reception Rooms and Modern Fitted Kitchen
- Luxury Kitchen With Excellent Range of Integrated Appliances
- First Floor With Three Well Proportioned Bedrooms
- Principle Bedroom Including Ensuite Shower Room With White Suite
- Family Bathroom With Tiled Panelled Bath and Recessed Spotlights
- Gas Fired Hired With Combi Boiler and PVC Double Glazing
- South Facing Rear Patio to Rear, Tarmac Driveway to Front With Parking For Two Cars



### Accommodation Comprises

#### Entrance Hall

UPvc front door, wood laminate flooring, recessed spotlights.

#### Downstairs WC

Low flush WC, corner pedestal wash hand basin, tiled splashback, ceramic tiled flooring.

#### Lounge/Dining Room

23'7 x 11'7

Wood laminate flooring, recessed spotlights.

#### Kitchen

13'7 x 10'7

Luxury range of high and low level units with wooden block work surfaces, inset single drainer 1/4 ceramic sink unit with mixer taps, built in under oven, gas hob, stainless steel extractor hood, integrated fridge freezer, integrated washer/dryer, integrated slimline dishwasher, built in microwave, wall mounted chrome feature radiator, cupboard housing gas fired boiler, part tiled walls, wood laminate flooring, recessed spotlights.

#### Dining Room

9'7 x 8'

Feature island, wood laminate flooring, recessed spotlights, patio doors to rear garden.

#### Bedroom 4

8'1 x 7'8

#### First Floor

#### Bedroom 1

14'9 x 10'9

Built in wardrobe

#### Ensuite

White suite comprising: low flush WC, pedestal wash hand basin with mixer taps, built in shower cubicle with built in shower unit and shower door, recessed spotlights, part tiled walls, ceramic tiled floor.

#### Bedroom 2

10'7 x 9'5

Built in wardrobes.

#### Bedroom 3

10'9 x 9'5

Built in wardrobes.

#### Bathroom

White suite comprising: Tiled panelled bath with mixer taps, low flush WC, pedestal wash hand basin, part tiled walls, ceramic tiled flooring, extractor fan, recessed spotlights.

#### Outside

Tarmac driveway with parking for two cars, front garden in lawns, south facing rear patio.













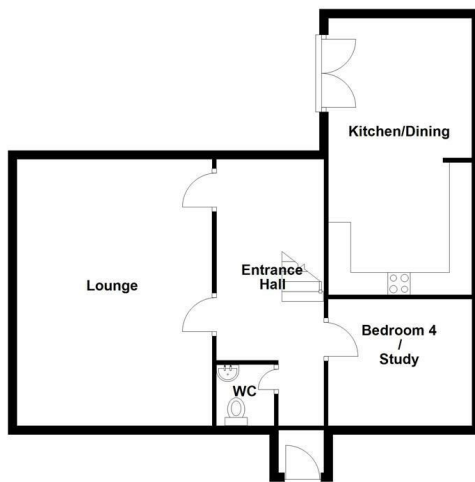




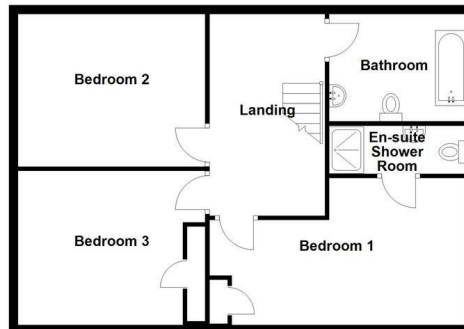




Ground Floor



First Floor



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>	69	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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ANDERSONSTOWN  
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