

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



1 KERRSLAND DRIVE, BELFAST, BT5 6ER

OFFERS AROUND £220,000

A beautifully presented end terrace property in the heart of Ballyhackamore, offering deceptively spacious accommodation, benefitting from a slightly wider build than most terraces in the street, and offering four excellent bedrooms with luxury kitchen and bathroom.

Comprising of many attractive original features, the accommodation includes entrance hall with Terrazzo flooring, generous dining room with archway to lounge, including attractive hole-in-wall fireplace with stove, and bay window. Modern kitchen with wood block worktops, built-in oven with gas hob, and attractive partly tiled walls. The ground floor further benefits from a distinctive engineered Oak wood flooring in a Herringbone style throughout.

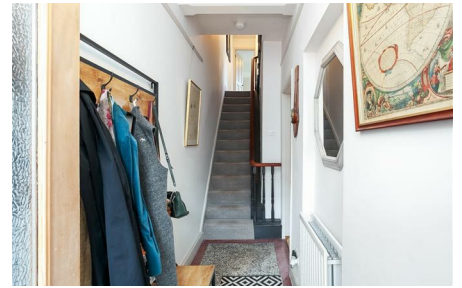
The first floor offers two generous bedrooms, classic white bathroom suite comprising of freestanding rolltop bath, walk-in shower cubicle and ceramic tiled flooring. Furthermore, there is a separate WC additional to WC within bathroom. The second floor offers a further two well proportioned bedrooms, one with velux window. The outside benefits from a good sized enclosed rear yard with attractive composite decking, ideal for evening BBQ's.

The location is second to none, sitting in the heart of Ballyhackamore, just off the Newtownards Road, this area benefits from many attractive amenities including, restaurants, cafes and of course the express Glider bus service into Belfast city centre. Great property in a great location, presented to an excellent standard, a must view.



Key Features

- Beautifully Presented End Terrace Property In The Heart Of Ballyhackamore
- Modern Kitchen With Built-In Oven And Hob, And Wood Block Worktops
- Bathroom With Panelled Bath & Shower Cubicle, And A Second WC Separate
- Good Size Yard To Rear With Composite Decking Area, Ideal For Entertaining
- Generous Dining Room With Archway To Lounge With Attractive Fireplace
- Four Generous Bedrooms, Two On The First Floor And Two On The Second Floor
- Gas Fired Central Heating System & Upvc Double Glazed Windows Throughout
- Convenient Location Close To A Range Of Local Amenities & The Glider Bus Route



Accommodation Comprises

Enclosed Entrance Porch

Tiled flooring.

Entrance Hall

Terrassa flooring.

Lounge

14 x 14 (into bay)

Attractive hole in wall fireplace with multifuel stove and slate tiled hearth. Engineered Oak wood flooring in a herringbone style.

Dining Room

12 x 10'1

Engineered Oak wood flooring in a herringbone style, archway to:

Kitchen

11 x 7'1

Modern range of high and low level units, wood block work surfaces, inset 1/4 bowl sink drainer, stainless steel sink unit with mixer taps, built-in under oven, gas hob, stainless steel extractor hood, housing for fridge freezer, plumbed for dishwasher, partly tiled walls, engineered Oak wood flooring in a herringbone style.

First Floor

Landing

Bedroom 1

18 x 11

Bedroom 2

10'1 x 10

Bathroom

Classic white suite comprising freestanding feature roll top bath, walk-in shower cubicle with built-in shower, PVC wall cladding, sliding shower doors, wash hand basin, low flush w.c., wood panelled walls, ceramic tile flooring, extractor fan.

Separate W.C

Modern white suite comprising vanity unit with mixer tap, tiled splashback, low flush w.c., ceramic tile flooring.

Second Floor

Landing

Bedroom 3

16 x 11

Bedroom 4

9 x 8

AVE Velux window.

Outside

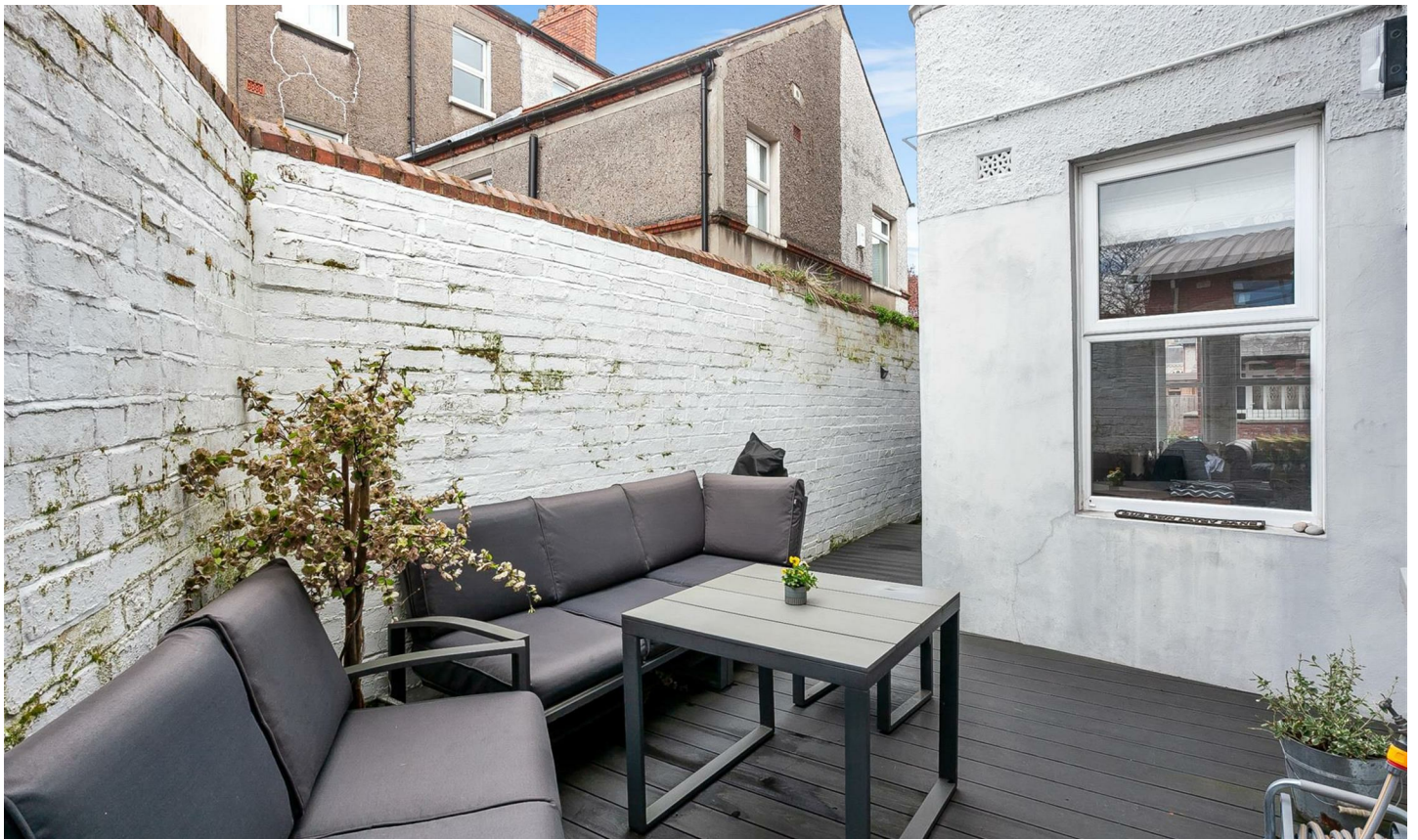
Front patio garden, enclosed rear yard with composite decking.



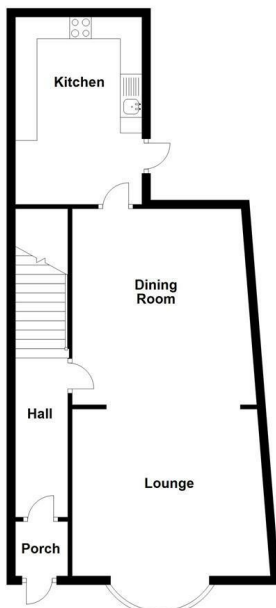




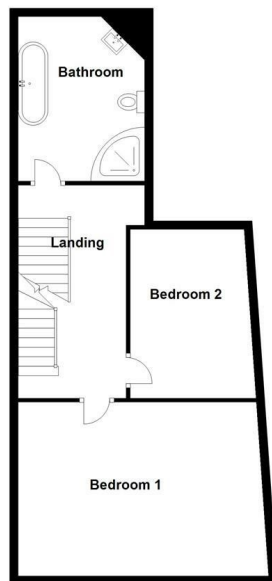




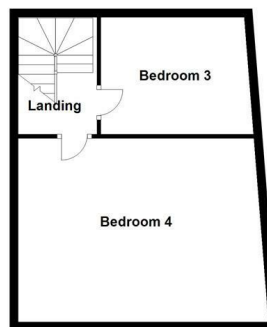
Ground Floor



First Floor



Second 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	57	58
	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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