

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

324 Upper Newtownards Road, Belfast,  
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

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.









