

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



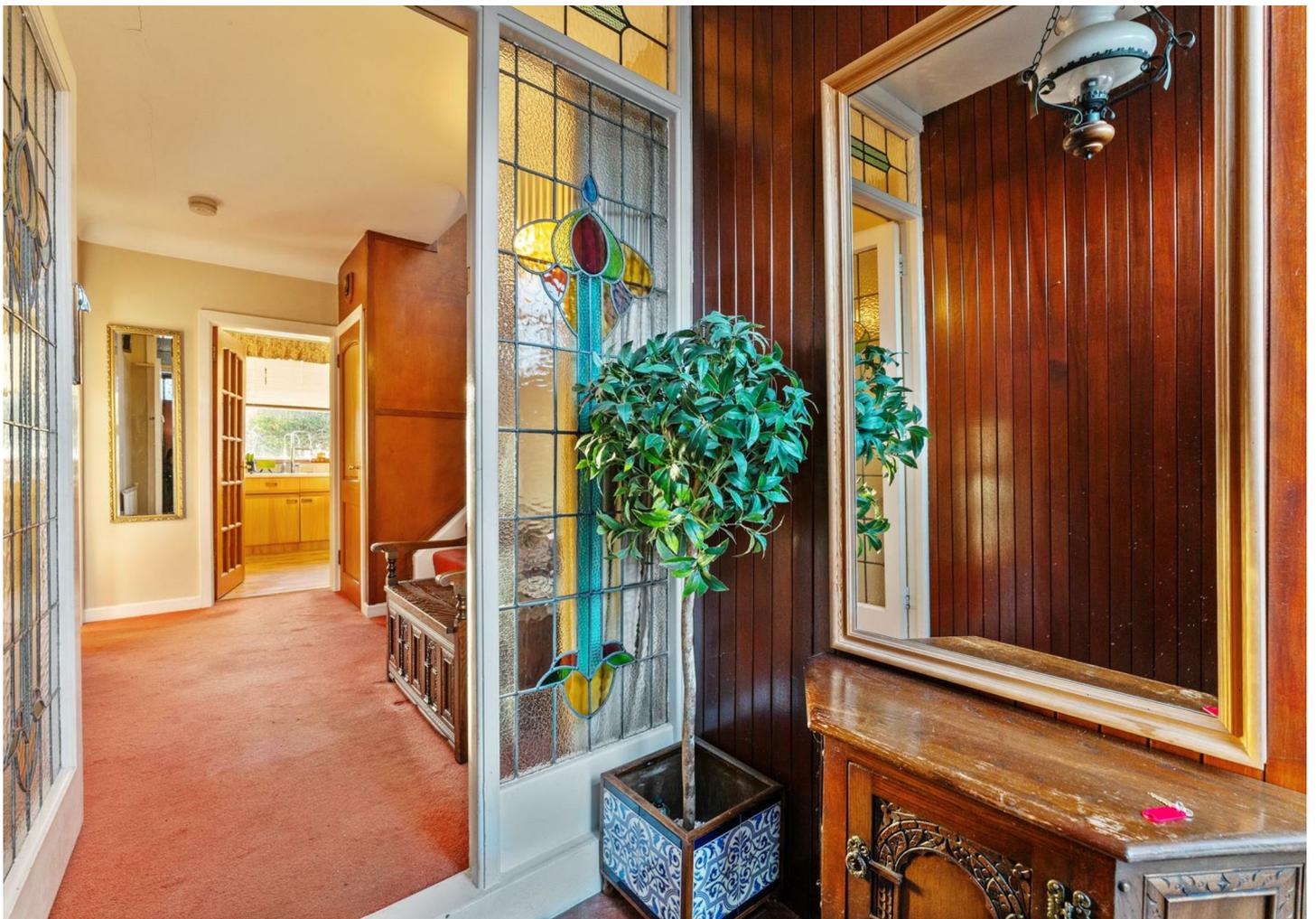
10 KNOCKCASTLE PARK, BELFAST, BT5 6NA

OFFERS OVER £265,000

An extended detached family home in need of some modernisation, offering great accommodation including integral garage and South West facing garden, within walking distance to Ballyhackamore.

The accommodation comprises of a good size lounge with stone feature fireplace, living room, fitted kitchen with range of integrated appliances, and fully tiled walls with solid Oak wood flooring. Additional to this, is an extension to the side with covered rear porch and dining area with access to integral garage. The first floor offers three well proportioned bedrooms, including two bedrooms with built-in robes. Family bathroom comprising of white suite, and separate WC, both with fully tiled walls and flooring. Furthermore, the property benefits from oil fired central heating, double glazed windows and updated flat roof over garage.

The outside area includes large gated driveway laid with brick paviour finish and finished with flowerbeds with mature shrubs, enclosed South West facing rear garden with lawn and patio, situated just off the busy Knock Road, this property is convenient to both Ballyhackamore with its many amenities, and offers easy access to main arterial routes to and from Belfast. Ideal family accommodation in need of some modernisation, view now to fully appreciate its potential!



Key Features

- Extended Detached Family Home Within Walking Distance To Ballyhackamore
- Fitted Kitchen With Integrated Appliances And Solid Oak Wood Flooring
- Family Bathroom With Panelled Bath, Tiled Walls & Flooring And Separate WC
- Large Gated Driveway And South West Facing Garden With Lawn And Patio
- Good Size Lounge With Stone Feature Fireplace, And Additional Living Room
- Three Well Proportioned Bedrooms To First Floor, Two With Built-In Wardrobes
- Oil Fired Central Heating, PVC Double Glazed Windows & Integral Garage
- Convenient Location Close To A Wide Range Of Local Amenities & Bus Routes



Accommodation Comprises

Enclosed Entrance Porch

Wood panelled walls, ceramic tiled flooring.

Entrance Hall

Cloakroom

Comprising low flush WC and wash hand basin.

Lounge

13'9 x 10'9

Stone feature fireplace with tiled hearth.

Living Room

11'0 x 10'9

Kitchen

11'8 x 9'4

Range of high and low level units, Formica work surfaces, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer tap, built-in split level oven, ceramic hob, extractor hood. Integrated fridge, integrated dishwasher. Fully tiled walls. Solid Oak wood flooring.

Covered Rear Porch

Dining Area

16'7 x 7'9

Ceramic tiled flooring. Access to integral garage.

First Floor

Landing

Hot press.

Bedroom 1

12'6 x 10'9

Including range of built-in wardrobes and dresser.

Bedroom 2

12'5 x 10'9

Including two built-in robes.

Bedroom 3

11'9 x 9'5

Bathroom

White suite comprising panelled bath with telephone shower, pedestal wash hand basin with mixer tap, mirrored cabinet, fully tiled walls, tiled flooring.

Separate WC

Low flush WC, fully tiled walls and tiled flooring.

Integral Garage

17'8 x 15'0

Light and power. Oil fired boiler. Large up and over door.

Outside

Large gated driveway laid with brick paviour and finished with flowerbeds and mature shrubs. South West facing enclosed rear garden with lawn and patios. Oil fired boiler.





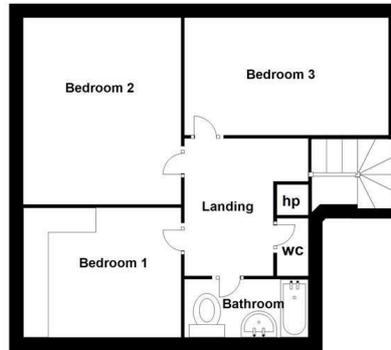
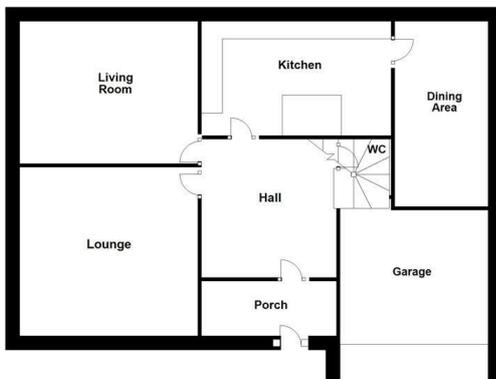






First Floor

Ground 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	42	61
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland	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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028 4461 4101

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RENTAL DIVISION
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