

ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**1 KENSINGTON GARDENS WEST, BELFAST,
BT5 6NQ**

OFFERS OVER £299,950

A superb extended detached family home in the much sought after Kensington area, offering generous accommodation which has been improved by the current owners over recent years, with great attention to detail.

The accommodation includes entrance hall with ceramic tile flooring and recessed spotlighting, modernised ground floor toilet suite with vanity unit. Recently installed luxury kitchen with quartz worktops, breakfast bar, integrated appliances including induction hob, attractive tiling and patio doors to garden, open to generous living room and extended dining room with ceramic tile flooring and patio doors to rear South West facing garden.

The first floor offers three well proportioned bedrooms, one with wood laminate flooring. Recently installed family bathroom, comprising of freestanding feature bath and large walk-in shower cubicle with built-in rainfall shower, wall mounted chrome feature radiator, attractive tiling and recessed spotlighting. Other benefits include gas fired central heating with gas boiler in roof space, uPVC double glazed windows to include new windows to the rear, and the property was replumbed and rewired as recently as 2019.

Situated within a quiet cul-de-sac in the heart of Kensington, just off the Knock Road, this property is ideal for professionals or a mature family wanting to enjoy a fantastic home in a much sought after mature residential location. Furthermore, this property offers easy to maintain outside areas with front garden in lawn, generous brick paviour driveway, South West facing patio garden and detached garage. View now to appreciate how well presented this fantastic home is.



Key Features

- Superb Extended Detached Family Home In The Much Sought After Kensington Area
- Generous Living Room And Extended Dining Room With Patio Doors To Rear Garden
- Family Bathroom With Freestanding Feature Bath And Large Walk-In Shower Cubicle
- Easy To Maintain Front Garden In Lawn, Generous Brick Paviour Driveway And Detached Garage
- Recently Installed Luxury Kitchen With Quartz Worktops And Integrated Appliances
- Three Well Proportioned Bedrooms On The First Floor, One With Wood Laminate Flooring
- Gas Fired Central Heating, uPVC Double Glazed Windows, Replumbed And Rewired In 2019
- Situated Within A Quiet Cul-De-Sac, Convenient To Many Local Amenities



Accommodation Comprises

Entrance Hall

Ceramic tile flooring, storage cupboard under stairs.

Ground Floor WC

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

Lounge

13'9 x 12'1

Attractive fireplace with multi fuel stove and granite hearth, engineered Oak wood flooring.

Kitchen

18'1 x 8'2

Luxury range of high and low level units, quartz worksurfaces including breakfast bar, upstand, and single drainer inset double stainless steel sink unit with mixer tap, two built-in under ovens with induction hob and built-in extractor fan overhead, housing for 'American style' fridge freezer, integrated dishwasher, wine fridge, pull out spice drawer. Chevron style tile flooring, recessed spotlighting, Velux window, patio doors to garden. Open to:

Living Room

12'9 x 10'2

Chevron style tile flooring, recessed spotlighting, open to:

Dining Room

12'3 x 8'5

Ceramic tile flooring, two Velux windows, recessed spotlighting, patio doors to rear garden.

First Floor

Landing

Bedroom 1

12'2 x 11'7

Bedroom 2

13 x 10'2

Wood laminate flooring

Bedroom 3

9'6 x 9'1

Bathroom

Modern white suite comprising freestanding feature bath with mixer tap and handheld shower, large walk in shower cubicle with built in rainfall shower head and handheld shower, tiled walls and shower screen, vanity unit with mixer taps, low flush WC, chrome feature radiator, ceramic tile flooring, recessed spotlighting.

Roofspace

Flooring with light and power.

Outside

Front garden with lawn, flowerbeds and brick feature paved driveway. Gated concrete driveway to side and enclosed South West Facing patio garden to rear. Lean-to at side of the property, accessed from rear garden.

Detached Garage

18'6 x 10'2

Light and power, plumbed for washing machine, up and over door.



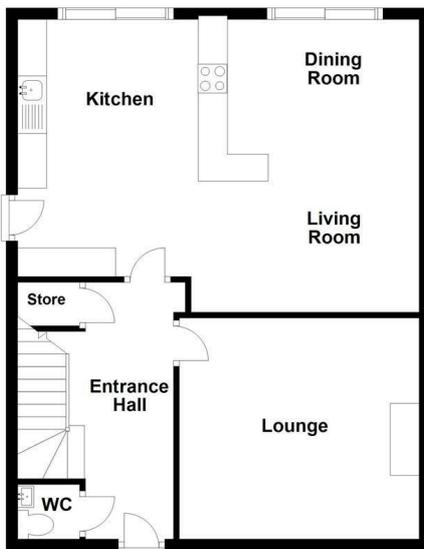




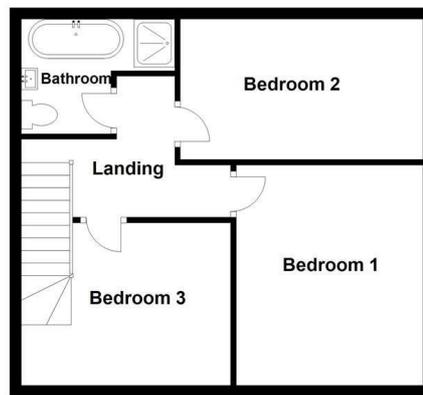




Ground Floor



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) A		
(81-91) B		
(69-80) C	70	72
(55-68) D		
(39-54) E		
(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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