



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 WYNARD PARK, BELFAST, BT5 6NS**

**OFFERS AROUND £289,950**



A beautifully presented semi-detached home in the much sought after Wynard Park, just off Kensington Road, offering fantastic family accommodation to include luxury new kitchen and bathroom.

Comprising of attractive engineered oak wood flooring throughout most of the ground floor, starting from a bright, spacious entrance hall, through to lounge with fireplace, gas fire and bay window, and separate dining room. The dining opens to a luxury new kitchen with an excellent range of units, Belfast sink, attractive quartz worktops with a breakfast bar, and a range of integrated appliances. The dining room also leads to a conservatory with ceramic tiled flooring and patio doors to the garden.

The first floor benefits from three well proportioned bedrooms, two with wood panel flooring and one with built-in wardrobe. Furthermore, a recently fitted luxury bathroom comprising of large walk-in shower cubicle with built-in rainfall shower, attractive free standing bath and vanity unit, fully tiled walls and flooring, and recessed spotlighting. Further benefits include slingsby type ladder to floored and sheeted roofspace with Velux window, offering great extra storage space.

The front garden includes a lawn with boundary hedging and an extended driveway laid in a brick paviour. Attached garage to include utility area and a newly fitted roof covering, enclosed rear garden including generous patio with BBQ area, leading to lawn with boundary hedging. Located in an excellent residential area close to many local amenities, including Ballyhackamore and schools, this is the ideal family home in a family location offering easy access to all of the main arterial routes around Belfast.



## Key Features

- Excellent Semi-Detached Family Home In A Popular Location
- Dining Open To New Luxury Kitchen With Integrated Appliances
- Three Well Proportioned Bedrooms, One With Built-In Storage
- Floored Roofspace, Spacious Driveway, Garage And Gas Heating
- Good Size Lounge With Bay Window And Separate Dining Room
- Conservatory Leading To Rear Patio, BBQ Area & Garden In Lawn
- Luxury New Family Bathroom With Both Shower And Freestanding Bath
- Convenient Location Close To Ballyhackamore And Many Amenities



## Accommodation Comprises

### Entrance Hall

Engineered oak wood flooring, space under stairs.

### Lounge

14 x 10'9 into bay

Attractive fireplace with gas fire, bay window, engineered oak wood flooring.

### Dining Room

11'9 x 10'9

Engineered oak wood flooring, open to kitchen and double doors to conservatory.

### Kitchen

11'9 x 7'4

Range of luxury high and low level units, Quartz work surfaces with upstand, single drainer to inset Belfast sink with mixer tap and feature hose, built in split level double oven, 5 ring gas hob with Quartz splashback, extractor hood, integrated fridge freezer, integrated dishwasher, under counter pull out bins, under counter corner feature shelving, breakfast bar, open to dining room, ceramic tiled floor, recessed spot lighting.

### Conservatory

12'6 x 10'1

Ceramic tiled floor, patio doors to garden.

## First Floor

### Landing

### Bedroom 1

14'0 x 10'9

(into bay), original wood panelled flooring.

### Bedroom 2

12'0 x 10'9

Including built in robes.

### Bedroom 3

9'3 x 7'4

Original wood panelled flooring.

### Bathroom

Luxury white suite comprising large walk in shower cubicle with built in rainfall shower and hand held shower, vanity unit with mixer tap, mirrored cabinet, low flush WC, fully tiled walls, tiled floor, recessed spot lighting, extractor fan.

### Roofspace

8'8 x 6'9

(Average) Velux window, floored and sheeted with slingsby type ladder.

### Outside

Front garden with lawn and boundary hedging, extended driveway laid with brick pavior, enclosed rear garden with generous patio and BBQ area leading to lawn with boundary hedging.

### Attached Garage

14'8 x 11'3

(at widest points) Light and power, gas fired boiler, separate utility area, plumbed for washing machine.













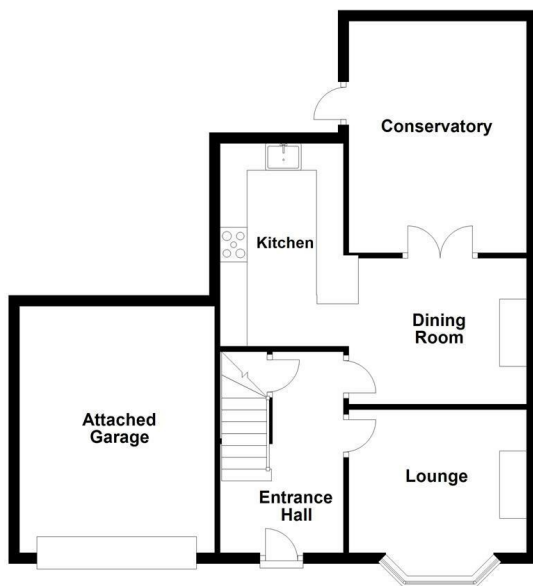




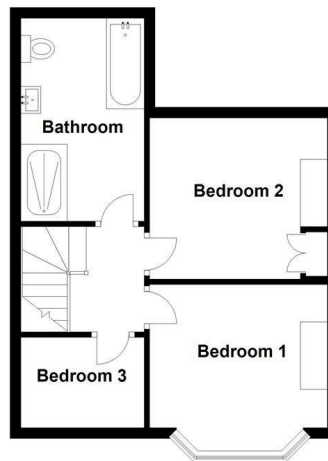




Ground Floor



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) <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>	66	66
		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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