



ULSTER PROPERTY SALES

# UPS

## BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**52 KINGSWAY PARK, BELFAST, BT5 7EW**

**OFFERS AROUND £249,500**



A deceptively spacious detached bungalow in the popular Kingsway Park, within walking distance of many local amenities and close to Kings Road, this property offers great accommodation with excellent gardens.

The property includes entrance hall, good sized lounge with arch way to dining room, comprising attractive cast iron fireplace with marble surround. A fitted kitchen to include a range of units, built in oven with ceramic hob, plumbed for washing machine and partly tiled walls. The ground floor further includes two well proportioned bedrooms both with double built in robes. Shower room comprising walk in shower cubicle with electric shower, and fully tiled walls.

The property further benefits from an open staircase to a converted roof space, to include two good sized rooms and toilet suite. Furthermore, the property benefits from oil fired central heating and double glazed windows. Front garden with lawn and generous tarmac driveway, leading to detached garage. The rear garden enjoys a spacious lawn, patio, mature shrubs and trees, and flowerbed finished in decorative stone.

Located in a mature residential area, the property with appeal to families and mature couples wanting to downsize to a bungalow and yet enjoy an attractive, well maintained garden.



## Key Features

- Excellent Two Bed Detached Bungalow in Popular Location
- Two Generous Sized Additional Rooms to first floor
- Oil Fired Central Heating and Double Glazing
- Well Maintained Landscaped Gardens to Rear With Patio and Lawn
- Bright and Spacious Lounge Open Plan to Dining Room
- Fitted Kitchen and Fitted Shower Room
- Driveway With Ample Parking Leading to Detached Garage
- Popular Location Within Walking Distance of Many Local Amenities and Close to Kings Road



### Accommodation Comprises:

#### Enclosed Front Porch

#### Entrance Hall

Hotpress

#### Lounge

12'9 x 10'

Leading to :

#### Dining Room

12'9 x 12'7

Attractive cast iron fireplace with marble surround

#### Kitchen

10'1 x 9'4

Excellent range of high and low level units, granite effect work surfaces, inset 1 1/4 basin single drainer stainless steel sink unit with mixer taps, built in under oven, ceramic hob, integrated extractor fan and hood, plumbed for washing machine, part tiled walls.

#### Bedroom 1

13'4 x 10'

Built in double wardrobe

#### Bedroom 2

10'8 x 9'

Built in double wardrobe

#### Shower Room

Suite comprising: Walk in shower cubicle, with electric shower unit and shower door, Low flush WC, pedestal wash hand basin with mixer taps,, fully tiled walls, ceramic tiled floor, timber panelled ceiling

### First Floor

#### Landing

Eaves storage

#### Storage Room

11'8 x 9'6

Built in double wardrobe

#### Storage Room

9'8 x 9'7

(at widest point)

Built in double wardrobe

#### WC

White suite, wash hand basin, low flush WC, fully tiled floor, Velux window

#### Detached Garage

17'7 x 11'2

Up and Over door

#### Outside

Front garden with lawns, rear garden with lawn and patio areas, mature shrubs and trees, flower beds finished with decorative stones













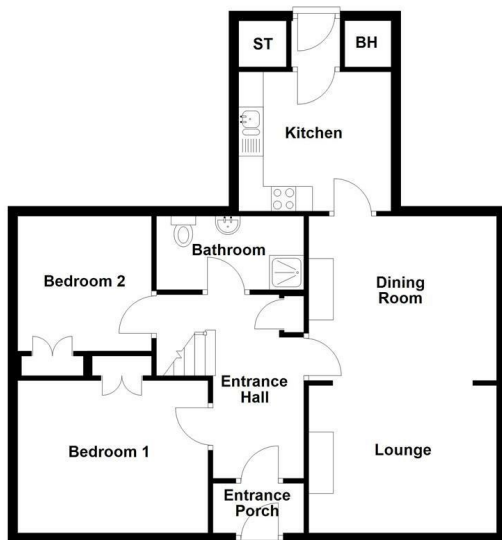




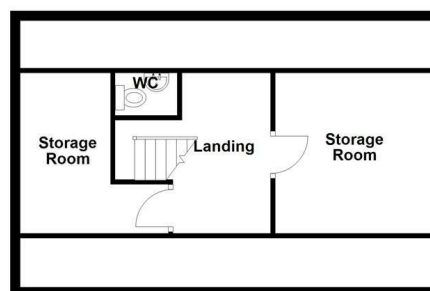




Ground Floor



First Floor



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>	30	52
		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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