

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

**OFFERS AROUND £650,000**



A fantastic detached home which benefits from a large extension to both the side and rear over two floors, offering excellent family accommodation in the heart of Kensington, close to Ballyhackamore village and its many popular amenities.

On entering this home you will be immediately impressed with the finish throughout, starting with attractive crittall doors leading to a superb open plan living, dining, kitchen space, boasting impressive high ceilings, multi fuel stove and attractive bi folding doors to rear garden. Luxury range of units and large breakfast island with quartz worktops, and integrated appliances. Just off this area is a separate utility room with matching range of units, and study/home office. Furthermore, the ground floor also includes a through lounge with built in media wall and electric fire, and large patio doors to rear garden. Separate ground floor toilet suite with attractive tiling, and cloaks space under stairs.

The first floor includes a generous, bright landing area with four double bedrooms, the principal bedroom includes a dressing room, and luxury en-suite shower room, comprising large walk in shower cubicle with built in rainfall shower, his and her vanity with built in mirror, attractive tiling and recessed spotlighting. Family bathroom comprising modern white suite, walk in shower cubicle with built in rainfall shower, separate inset bath with tiled surround, ceramic tiled flooring and recessed spotlighting.

The outside includes a front garden laid with decorative stone and concrete driveway leading to integrated garage. Enclosed rear garden with large patio area, partly covered seating area, with attractive wood panelled walls, lean to garden shed and steps down to a generous lawn with mature trees and boundary hedge. Situated within a cul de sac position just off Kensington road, this superb family home offers great accommodation in a much sought after residential area of East Belfast.



## Key Features

- A Substantial Detached Family Home Benefitting From a Double Storey Extension
- Superb Living Dining Room Open to Luxury Kitchen With Breakfast Island
- Family Bathroom Comprising Luxury Walk in Shower and Seperate Bath
- Front Garden, Including Integrated Garage, Enclosed Rear Garden With Patio and Lawn
- Generous Through Lounge With Media Wall and Patio Doors to Garden
- Four Double Bedrooms Master Bedroom With Luxury Ensuite and Dressing Room
- Seperate Utility, Ground Floor Toilet Suite and Home Office
- Much Sought After Residential Location Close to Ballyhackamore Village



### Accommodation

#### Comprises:

#### Entrance Hall

Ceramic Tiled Flooring, cloaks cupboard under stairs

#### Ground Floor WC

Modern white suite comprising: Semi pedestal wash hand basin with mixer taps, tiled splashback, low flush WC, feature chrome wall mounted radiator, ceramic tiled flooring, recessed spotlights.

#### Through Lounge

19'8 x 13'3

Built in desk and shelving with TV wall and recessed electric fire. Large patio doors to rear garden, recessed spotlights, Crittal Style doors leading to:

#### Study

7'8 x 6'

Built in book shelves, solid oak wooden flooring, steps down to:

#### Open Plan Living/Dining Room

23'8 x 13'4

Attractive freestanding multi fuel burning stove with slate tiled hearth, solid oak wooden flooring, large light box cavity, recessed spotlights, full sliding bi-folding doors to rear garden

#### Kitchen

15'7 x 11'5

Luxury range of high and low level units including display cabinets, quartz work surfaces, single drainer Belfast sink with mixer taps and hose, built in double oven, 5 ring gas hob with integrated extractor fan and hood, integrated dishwasher, housing for fridge/freezer, part tiled walls, large breakfast island with quartz work surfaces and seating area, solid oak wooden flooring

#### Utility Room

9'5 x 5'1

Range of high and low level matching units with wooden effect work surfaces, plumbed for washing machine, space for dryer, ceramic tiled flooring, recessed spotlights.

#### First Floor Landing

Double built in hotpress

#### Bedroom 1

13'2 x 12'6

#### Dressing Room

9'5 x 5'8

#### Ensuite Shower Room

Modern white suite comprising: Large walk in shower cubicle with built in rainfall shower head with hand held shower head, shower screen, his and her vanity units with mixer taps and built in mirror, low flush WC, feature chrome wall mounted radiator, part tiled walls, ceramic tiled floor, recessed spotlights

#### Bedroom 2

14'7 x 9'5

#### Bedroom 3

10'9 x 10'9

#### Bedroom 4

13'3 x 8'5

#### Bathroom

Modern white suite comprising: Tiled panel with inset bath, mixer taps and hand held shower head, walk in shower cubicle with built in rainfall shower head and hand held shower head, part tiled walls, feature chrome wall mounted radiator, ceramic tiled floor, recessed spotlights, extractor fan

#### Integral Garage

14'2 x 9'7

Power, gas fired boiler, barn style doors.

#### Outside

Front garden laid in decorative stone with flower beds and driveway finished in concrete, enclosed rear garden with large patio area, partly covered with a wooden panelled wall, garden shed with a wooden panelled finish, steps down to generous lawn with mature trees, boundary hedge and fence









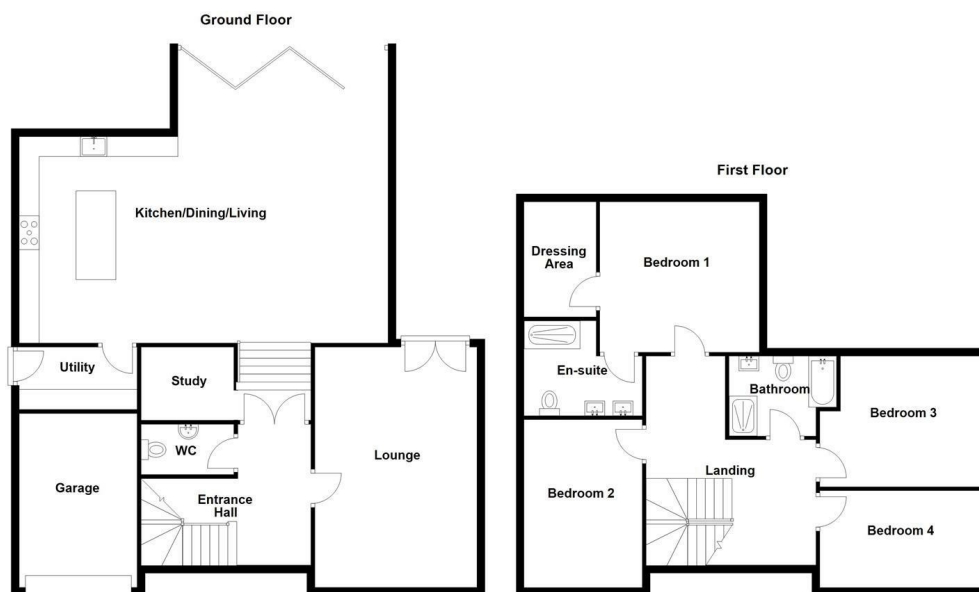












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	66	72
	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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