



ULSTER PROPERTY SALES

UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



38 KILMAKEE PARK, BELFAST, BT5 7QY

OFFERS AROUND £175,000

A real family home, this semi-detached property sits on a generous site, offering spacious accommodation and a much bigger driveway and gardens than most homes in this much sought-after residential location.

Having been a great family home for many years, this spacious home is now ready for a new family to move in and modernise throughout. The accommodation offers a bright, spacious entrance hall with storage space understairs, a lounge with mock fireplace, a separate dining room, and a fitted kitchen with space for appliances and partly tiled walls.

The first floor offers three well proportioned bedrooms, and a family bathroom comprising a white suite with telephone hand shower over bath, partly tiled walls and hotpress. The outside offers a front garden with lawn and boundary hedge, generous gated driveway, attached garage, paved area and lawn to side. The rear garden sits in a perfect position for the evening sun and offers a generous private lawn area with patio and trees.

Offering lots of potential with lots more outside space, this home is perfect for first time buyers or families wanting to put their own stamp on what would be a very desirable home when finished. Situated within the popular Gilnahirk area, the location is very convenient to shops, schools and bus routes so view now to avoid disappointment.



Key Features

- Excellent Semi-Detached Property In A Popular Location
- Kitchen With Space For Appliances And Part Tiled Walls
- Oil Fired Central Heating And PVC Double Glazed Windows
- Excellent Rear Garden With Patio, Perfect For Evening Sun
- Two Reception Rooms To Include Lounge & Dining Room
- Three Bedrooms And Family Bathroom On First Floor
- Front Garden, Gated Driveway And Attached Garage
- Convenient Location Close To A Range Of Amenities



Accommodation Comprises

Entrance Hall

Cupboard under stairs.

Lounge

12'4 x 11'3

Mock fireplace with carved wooden surround and electric fire.

Dining Room

12'2 x 10'9

Kitchen

10'1 x 7'8

Range of high and low level units, Formica work surfaces, inset single drainer stainless steel sink unit, space for cooker, plumbing for washing machine, part tiled walls.

First Floor

Landing

Bedroom 1

11'4 x 10'5

Bedroom 2

10'9 x 10'4

Bedroom 3

8'1 x 8'0

Bathroom

White suite comprising panelled bath with mixer tap and telephone shower, pedestal wash hand basin, low flush WC. Part tiled walls. Hotpress.

Outside

Front garden with lawn and boundary hedge. Gated driveway and paved area and side lawn. Enclosed North West facing garden with excellent lawn, mature shrubs, hedging and patio area.

Attached Garage

19'3 x 9'9

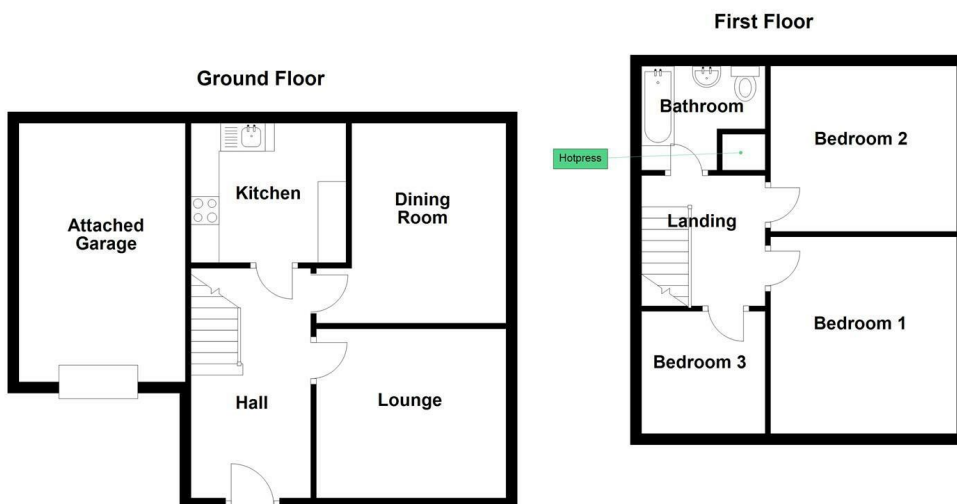
Light and power. Oil fired boiler. Up and over door.











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		
(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.

ULSTERPROPERTYSALES.CO.UK

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