

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



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

OFFERS AROUND £385,000

A deceptively spacious, detached family home benefitting from a double storey extension to the rear, and situated within the much sought after Kensington area, with excellent gardens to rear and detached garage.

The accommodation comprises good size entrance hall, lounge with mock fireplace, separate living room with dining area and sliding patio doors to a fantastic garden. Furthermore, fitted kitchen with an extensive range of 'solid oak' units, built in under oven with ceramic hob and integrated extractor hood, partly tiled walls and breakfast area. The first floor offers four well proportioned bedrooms, including master bedroom with vanity unit, and separate ensuite shower room with built in shower cubicle, electric shower and PVC wall cladding. Family bathroom comprising modern white suite, panelled bath with hand held shower, partly tiled walls and ceramic tiled flooring, and chrome feature radiator.

Located at the end of a cul de sac, this family home enjoys a generous site with good sized driveway leading to detached garage, generous, private side and rear garden with lawn, mature trees and hedging. In need of modernisation, this has been a great family home for many many years, and it is now time for the new owners to put their own stamp on it. Benefitting from a double storey extension in such a sought after area, Ballyhackamore is a short distance, not to mention the ease of access to arterial routes and the vast range of schools and popular amenities close to hand. A must view to appreciate this homes full potential in such a mature, residential area.



Key Features

- Four Bed Extended Detached Family Home In the Sought After Kensington Area
- Fitted Kitchen Featuring Excellent Range Of 'Solid Oak' Units and Breakfast Area
- Master Bedroom With Separate Ensuite Shower Room
- Oil Fired Central Heating and PVC Double Glazing Throughout
- Spacious Lounge With Mock Fireplace And Dining Room With Patio Doors Leading to Rear Garden
- The First Floor Offers Four Well Proportioned Bedrooms
- Family Bathroom Comprising Modern White Suite With Ceramic Tiled Floor
- Situated At the End of A Cul De Sac The Property Benefits From Generous Gardens To the Side and Rear



Accommodation Comprises

Entrance Hall

Lounge

16'6 x 10'9

(At widest point)
Mock fire place

Living Room

16'6 x 14'

(At widest point)

Kitchen

14'4 x 10'6

Range of high and low level 'solid oak' units with formica work surface, inset 1 1/4 bowl single drainer stainless steel sink unit with mixer taps. Built in under oven with ceramic hob and integrated extractor hood. Housing for fridge/freezer, plumbed for washing machine, partly tiled walls, and timber panelled ceiling.

First Floor

Landing

Bedroom 1

14'3 x 11'2

(At widest point)
Vanity unit and partially wood panelled walls.

Ensuite Shower Room

Built in shower cubicle with electric shower unit, PVC wall cladding and shower door, low flush WC

Bedroom 2

11' x 9'8

Bedroom 3

14'1 x 8'

(At widest point)
Built in cupboard

Bedroom 4

8'2 x 7'9

Double built in wardrobe.

Bathroom

Modern white suite comprising panelled bath with mixer taps and telephone hand shower, semi pedestal wash hand basin with mixer taps, low flush WC, part tiled walls, ceramic tiled floor, feature chrome wall mounted radiator, timber panelled ceiling, hot press.

Outside

Front garden in lawn, tarmac driveway to garage. Generous, private side and rear gardens with lawn, mature trees and boundary hedging.











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.

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