

ULSTER PROPERTY SALES

# UPS

**ANDERSONSTOWN BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**5 KILMORE CLOSE,  
CLONARD, BELFAST,**

**OFFERS OVER £184,950**

A rare opportunity to purchase this beautifully presented and thoughtfully improved mid-terrace home, offering well-appointed accommodation extending to an impressive 1,288 sq ft. Perfectly positioned within this established and highly sought-after residential location, the property enjoys exceptional doorstep convenience with easy access to the many amenities along the nearby Falls Road and Belfast City Centre.

The location is truly outstanding, with the Royal Victoria Hospital, Clonard Monastery and St. Peter's Cathedral all within comfortable walking distance. Excellent transport links are also close at hand, including the Glider service, arterial routes, the wider motorway network and the multi-million-pound Grand Central Station, ensuring superb connectivity throughout the city and beyond.

The accommodation comprises three well-proportioned bedrooms, together with a developed roof space, and a stylish white bathroom suite featuring a large walk-in shower enclosure complemented by attractive wall and floor tiling.

On the ground floor, a welcoming entrance porch leads to a spacious reception hall. Double doors open into a bright and airy living room enhanced by a beautiful bay window. To the rear, an impressive fitted kitchen with feature island is open plan to a sizeable dining and family living area, creating the perfect space for both everyday living and entertaining. A convenient downstairs W.C. completes the ground floor accommodation.

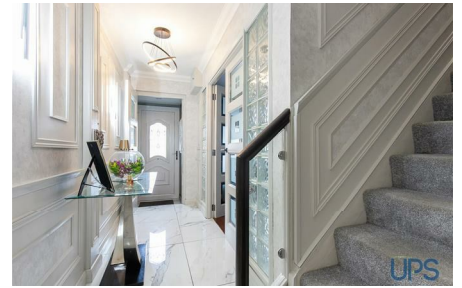
Additional benefits include gas-fired central heating, uPVC double glazing, and an excellent Energy Performance Certificate rating of C74. Externally, the home enjoys a privately enclosed, low-maintenance rear garden with upgraded decking, providing an ideal outdoor space for relaxing and entertaining.

This beautifully presented home is ready for its new owners to simply move in and enjoy. Combining generous accommodation, quality finishes and a superb location, early viewing is strongly recommended.



## Key Features

- An exceptional mid-terrace home offering impressive and well-appointed accommodation extending to approximately 1,288 sq ft, perfectly positioned within this highly sought-after location.
- Bright and airy living room enhanced by a beautiful bay window and built-in shelving.
- Downstairs W.C.
- Gas-fired central heating / uPVC double glazing / higher than average Energy Performance Certificate rating of C74.
- Conveniently located close to a wide range of amenities including schools, shops and transport links, as well as the Glider service, arterial routes and motorway network.
- Three good-sized bedrooms together with a developed roof space.
- Impressive upgraded fitted kitchen with feature island, open plan to a sizeable dining area.
- Stylish white bathroom suite with a large separate shower cubicle, complemented by attractive wall and floor tiling.
- Well-maintained, privately enclosed rear garden with upgraded decking.
- Close to Clonard Monastery, St. Peter's Cathedral, the Royal Victoria Hospital, Belfast City Centre, the Boucher Road and a wealth of additional amenities.



### GROUND FLOOR

Entrance canopy with lighting. uPVC double glazed front door leading to an entrance porch with inner door opening to a spacious and welcoming entrance hall, complete with a beautiful tiled floor, attractive wood panelling and decorative cornicing. Double doors lead to:

#### LIVING ROOM

15'5 x 15'4

Bright and airy living room with bay window and built-in shelving.

#### LUXURY KITCHEN / DINING / LIVING

Impressive fitted kitchen featuring a range of high and low-level units, utility cupboard plumbed for a washing machine, integrated fridge/freezer and built-in oven. Feature island with sink unit, complemented by a beautiful tiled floor and stylish pendant lighting overhead. Open plan to a sizeable dining and living area with vertical radiator. uPVC double glazed double doors from the dining area lead to the enclosed rear garden, with an additional set of uPVC double glazed double doors from the kitchen also providing access to the rear garden.

#### DOWNSTAIRS W.C

Low-flush W.C., wash hand basin with storage unit, wooden effect stripped floor.

### FIRST FLOOR

#### BEDROOM 1

11'11 x 10'8

Built-in robe, cornicing, wood-panelling.

#### BEDROOM 2

12'8 x 8'10

Wooden effect stripped floor, cornicing, wood panelling, built-in robes.

#### BEDROOM 3

10'9 x 9'8

Wooden effect stripped floor, built-in mirrored slide robes, wood panelling, cornicing.

#### WHITE BATHROOM SUITE

Bath, separate large walk-in shower cubicle, wash hand basin, low-flush W.C, chrome effect towel warmer, chrome effect sanitary ware, beautiful tiled walls and floor, illuminated shelves.

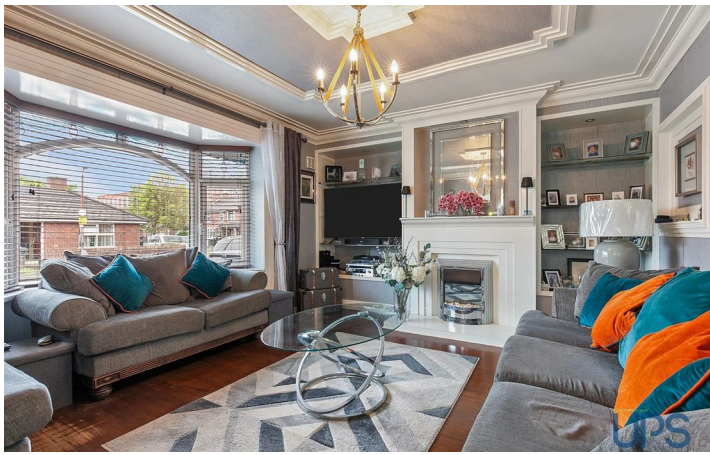
#### DEVELOPED ROOF-SPACE

19'9 x 10'11

Laminated wood effect floor, spotlights, storage into eaves.

#### OUTSIDE

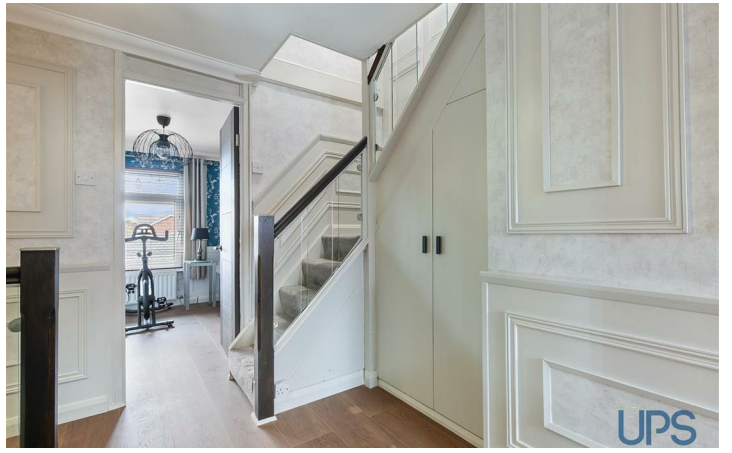
Privately enclosed, good-sized, low-maintenance rear garden with upgraded decking, providing an excellent space for outdoor relaxation and entertaining.





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5 Kilmore Close, BELFAST, BT13 2TE

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Total Area: 119.7 m<sup>2</sup> ... 1288 ft<sup>2</sup>  
All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		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 9060 5200.

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.

As part of our legal obligations under The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to verify the identity of both the vendor and purchaser in every property transaction.

To meet these requirements, all estate agents must carry out Customer Due Diligence checks on every party involved in the sale or purchase of a property in the UK.

We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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