



Set in a quiet cul-de-sac location just off the Kings Road, this charming extended detached residence is well located to avail of leading primary and secondary schools in the local area as well as amenities at Kings Square, Eastpoint Entertainment Village, Ballyhackamore and Belmont villages.

This is a perfect opportunity for those looking for an opportunity to put their own stamp on their next home. As it stands, the deceptively spacious accommodation offers two reception rooms, separate kitchen and three double bedrooms.

Of particular note is the delightful generous rear garden in lawn with mature shrubs and fruit trees and opportunity for creating gated access directly onto the Comber Greenway.

Offers Over
£325,000

71 Kingsdale Park,
Belfast,
BT5 7BZ

Viewing by
appointment with
& through agent
028 9065 0000



- Charming extended detached residence in quiet cul de sac location
- Two separate reception rooms
- Kitchen with access to rear garden
- Three well proportioned bedrooms
- Bathroom with separate WC
- Majority double glazed windows/Oil fired central heating
- Driveway parking leading to detached garage with service pit
- Delightful mature rear garden in lawn with shrubs and fruit trees
- Potential for gated access directly onto Comber Greenway
- Only a few minutes drive from Ballyhackamore village and Kings Square
- Ideal opportunity for those hoping to put their own stamp on their dream home
- Price allowing for some moderate updating
- No chain

The Property Comprises:

Ground Floor

COVERED TILED PORCH AREA: Glazed front door to . . .

ENTRANCE HALL: Laminate wood effect floor, understairs cloakroom.



DINING/FAMILY ROOM: 11' 4" x 10' 3" (3.45m x 3.12m)



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LOUNGE: 18' 3" x 10' 3" (5.56m x 3.12m) Feature fireplace (chimney currently blocked up), cornice ceiling, patio door to rear garden.



KITCHEN: 10' 5" x 8' 6" (3.18m x 2.59m) Fitted kitchen with range of high and low level units, stainless steel double drainer sink unit, plumbed for washing machine, plumbed for dishwasher, part tiled walls, glazed uPVC door to rear.



First Floor

LANDING: Access to floored roofspace via Slingsby style ladder.



BEDROOM (1): 18' 0" x 10' 4" (5.49m x 3.15m)



BEDROOM (2): 11' 4" x 10' 3" (3.45m x 3.12m) Built-in desk.

BEDROOM (3): 8' 5" x 7' 0" (2.57m x 2.13m) Built-in sliding wardrobes and cupboards.



BATHROOM: Light coloured suite comprising panelled bath with mixer tap, electric shower over bath, pedestal wash hand basin, shelved hotpress, part tiled walls.

SEPARATE WC: Low flush wc, part tiled walls.



Outside

FRONT: Mature flower beds. Driveway parking for several cars leading to . . .

GARAGE: 19' 7" x 9' 3" (5.97m x 2.82m) Up and over door, light and power, service pit.

REAR: Private and enclosed, extensive, south-east facing rear garden in two lawns with mature fruit trees, shrubs and flower beds, potential access onto Comber Greenway, patio seating area, outside tap, timber shed to rear of garage.





Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

From Knock Road, turn onto Kings Road heading towards Kings Square and Kingsdale Park is the fourth turn on the left, opposite the bottom of Gilnahirk Road. Follow the road round to the left and number 71 is at the end of the cul-de-sac.

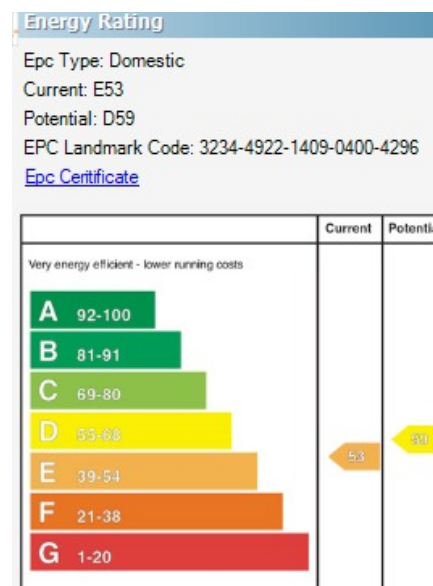
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