

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



34A KNOCKVALE PARK, BELFAST, BT5 6HJ

OFFERS AROUND £320,000

A beautifully presented, semi detached home within the much sought after Knockvale Park, built as recently as 2002, and part of a private development close to Ballyhackamore.

The accommodation benefits from an attractive porcelain flooring throughout the ground floor, and comprises entrance hall with spacious ground floor cloakroom including toilet suite, lounge with hole in wall feature fireplace, including wood burning stove, and archway to dining room with patio doors to garden. The dining room area opens to a luxury kitchen, comprising range of white gloss units, quartz work tops, range of integrated appliances, and recessed spotlighting.

The first floor offers three well proportioned bedrooms, including principal ensuite shower room, comprising modern white suite with walk in shower cubicle, partly tiled walls and wood laminate flooring. Family bathroom comprising modern white suite, panelled bath with tiled splashback, and separate walk in shower cubicle with built in shower, ceramic tiled flooring and recessed spotlighting.

The property sits within a private development and enjoys attractive mature trees surrounding, off street parking to the front, enclosed rear garden with lawn, and a recently installed timber decking area. Located within walking distance of Ballyhackamore, this much sought after residential area is perfect for many types of buyers looking for recently built, attractive accommodation convenient to so many popular amenities.



Key Features

- Excellent Semi-Detached Property Situated In Private Development
- Luxury Kitchen With A Range Of Integrated Appliances & Porcelain Tiled Flooring
- Family Bathroom With Bath And Separate Walk In Shower Cubicle
- Enclosed Rear Garden With Lawn And Timber Decking Area
- Lounge With Attractive Hole-In-Wall Fireplace Leading To Dining Room
- Three Well Proportioned Bedrooms, Principal With Ensuite Shower Room
- Gas Fired Central Heating System And Hardwood Double Glazing
- Much Sought After Location Close To A Range Of Local Amenities & Schools



Accommodation Comprises

Entrance Hall

Porcelain tiled floor.

Ground Floor WC

Comprising pedestal wash hand basin, tiled splash back, low flush WC, period tiled floor, gas fired boiler, extractor fan.

Lounge

16'2 x 11'2

Hole in wall feature fireplace with wood burning stove with tiled hearth, porcelain tiled floor, archway to:-

Dining Room

13'6 x 11'2

Porcelain tiled floor, patio door to garden, open to:-

Kitchen

12'4 x 8'7

Modern range of high and low level white gloss units, quartz work surfaces with upstand, single drainer, inset single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob, perspex splash back, stainless steel extractor hood, integrated fridge, integrated freezer, integrated washer/dryer, integrated dishwasher, corner feature shelving, recessed spot lighting, porcelain tiled floor.

First Floor

Landing

Bedroom 1

16'2 x 11'2

(at widest point)

En-Suite

Modern white suite comprising walk-in shower cubicle with electric shower, tiled splashback and shower screen, pedestal wash hand basin with mixer tap, tiled splashback, mirrored cabinet, and low flush WC. Wood laminate flooring.

Bedroom 2

13'7 x 11'2

Bedroom 3

8'8 x 7'8

Bathroom

Modern white suite comprising panelled bath, tiled splash back, walk in shower cubicle with built in shower, tiled walls, sliding shower doors, pedestal wash hand basin, tiled splash back, low flush WC, ceramic tiled floor, recessed spot lighting, linen cupboard.

Outside

Tarmac driveway to front, enclosed rear garden with lawn, and timber decking area, mature trees and garden shed.

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.

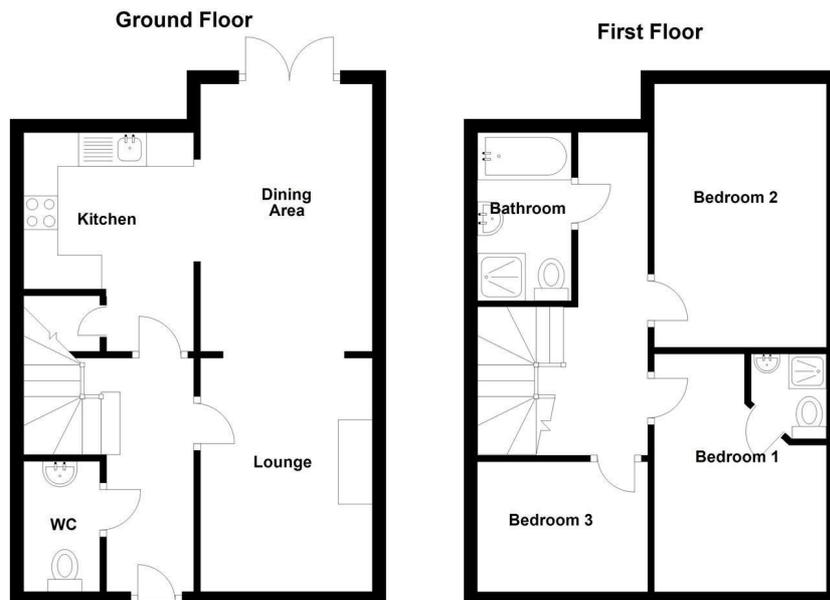
You can find more information about the legislation at www.legislation.gov.uk











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	69
(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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