

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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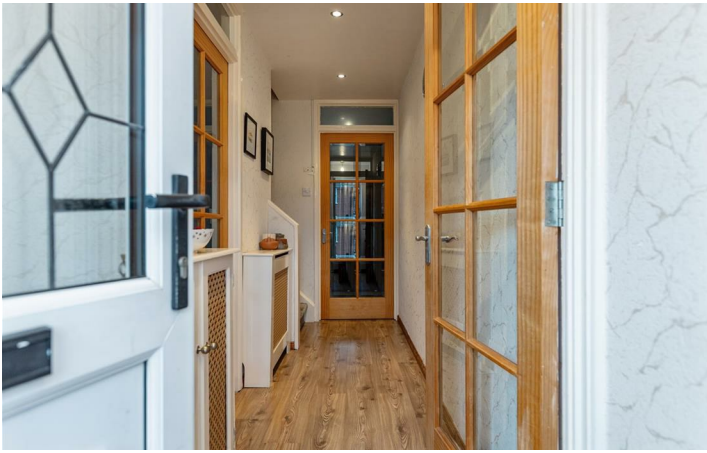
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NETWORK STRENGTH - LOCAL KNOWLEDGE



**9 KATHLEEN COURT, BELFAST,
BT5 4TA**

OFFERS AROUND £139,950



This beautifully presented terrace property is set in a highly convenient location close to a wide range of local amenities and offers an appealing combination of comfort, style, and practicality.

Enhanced by PVC double-glazed windows and gas-fired central heating, the home is well equipped for efficient modern living. The ground floor comprises a spacious living room, a convenient WC, and an attractive kitchen fitted with an excellent range of high and low level units and built in over and ceramic hob, and upstairs, three well-proportioned bedrooms provide bright and spacious accommodation, complemented by a modern bathroom in white. Externally, the property offers a paved area to the front and a fully enclosed yard to the rear, providing ideal outdoor space.

Early viewing is highly recommended to appreciate all this home has to offer.



Key Features

- Attractive Mid Terrace Property, In A Popular Location Close To Many Amenities
- Enclosed Entrance Porch And Hallway, Both With Wood Laminate Flooring
- Spacious Lounge Featuring A Wall Mounted Electric Fire And Wood Laminate Flooring
- Rear Entrance Porch And Ground Floor WC With Modern White Suite
- First Floor Landing With Double Cupboard Housing Gas Boiler And Additional Storage
- Three Bedrooms, Including Two With Built In Wardrobes And Wood Laminate Flooring
- Modern White Bathroom Suite With Bath/Shower, Vanity Unit, WC, Feature Radiator
- Ideal Property Suitable For First Time Buyers And Investors Alike



Accommodation Comprises

Enclosed Entrance Porch

Wood laminate floor.

Entrance Hall

Wood laminate floor.

Lounge

13'4 x 11'4

(at widest points) Wall mounted electric fire, wood laminate floor.

Dining/Kitchen

17'7 x 11'4

(at widest points) Extensive range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap, built in under oven, ceramic hob, stainless steel extractor hood, plumbed for washing machine, space for fridge freezer, part tiled walls, open dining area, storage under stairs.

Rear Entrance Porch

Ground Floor WC

Modern white suite, wash hand basin with mixer tap, low flush WC.

First Floor

Landing

Double cupboard with gas fired boiler, built in cupboard.

Bedroom 1

11'4 x 10'4

Built in wardrobe.

Bedroom 2

11'4 x 9'8

Double built-in wardrobe, wood laminate floor.

Bedroom 3

8'6 x 7'1

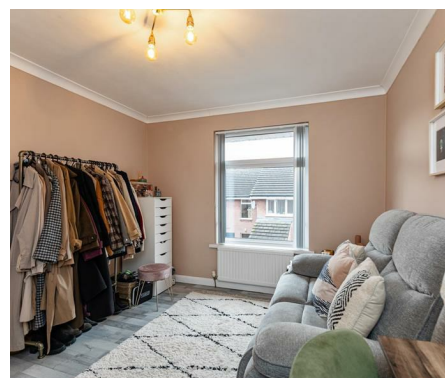
Wood laminate floor.

Bathroom

White suite, panelled bath with mixer tap, built in shower, shower screen, vanity unit with mixer tap, low flush WC, wall mounted feature radiator, Pvc wall cladding, Pvc panelled ceiling with recessed spotlighting.

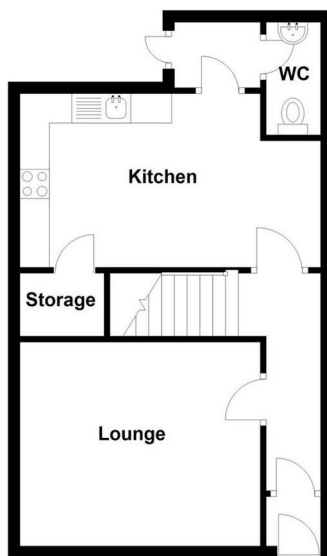
Outside

Small front garden, on street parking. Enclosed rear paved area, outside water tap, boundary fencing.

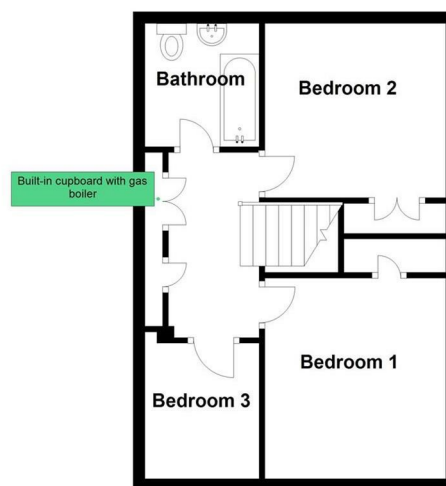




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	77
(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.

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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