



ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



**3 KNOCKNAGONEY PARK,
BELFAST, BT4 2PT**

OFFERS AROUND £165,000



An excellent three bed semi detached property in the area of Knocknagoney Park, Belfast. With three well-proportioned bedrooms, this property is ideal for first time buyers and families alike.

The ground floor comprises, spacious lounge featuring solid wood flooring and patio doors that lead directly to the rear garden. Modern fitted kitchen with an excellent range of units, breakfast bar and fully tiled flooring. Upstairs, the accommodation comprises three well proportioned bedrooms all including laminate wooden flooring, with the principal bedroom featuring a range of built-in robes. White bathroom suite, featuring panelled bath with shower over bath and shower screen, and fully tiled walls.

The property also benefits from gas fired heating, double glazed windows. Attractive paved gardens to the front and rear with the added bonus of a wooden garage with roller shutter door, power and light as well as plumbing. Early viewing is recommended to fully appreciate all this bright and spacious home has to offer.



Key Features

- Attractive Three Bed Semi Detached Property In Knocknagoney Park
- Spacious Lounge With Patio Doors To Rear Garden
- Fitted Kitchen With Excellent Range of Units, Breakfast Bar
- First Floor With Three Well Proportioned Bedrooms
- Principle Bedroom Including Range of Built in Robes
- White Bathroom Suite, Panelled Bath and Shower Over Bath
- PVC Double Glazed Windows and Gas Fired Central Heating
- Conveniently Located Close to Arterial Routes To Belfast City Centre



Accommodation Comprises

Entrance Hall

PVC front door, solid strip wood flooring.

Living Room

18'0 x 13'9

Solid strip wood flooring, PVC doors to rear.

Kitchen

11'0 x 11'0

Excellent range of high and low level units, single drainer stainless steel sink unit with mixer taps, breakfast bar, space for cooker, stainless steel extractor hood, fully tiled floor.

First Floor

Landing

Bedroom 1

11'0 x 10'0

Plus range of built in robes, laminate strip wood flooring.

Bedroom 2

11'3 x 7'8

Laminate strip wood flooring.

Bedroom 3

9'6 x 5'9

Laminate strip wood flooring.

Bathroom

White suite comprising panelled shower bath, wash hand basin, low flush WC, part tiled walls, laminate strip wood flooring, recessed spot lighting.

Detached Wooden Garage

18'7 x 12'0

Roller shutter door, light and power, plumbed for washing machine.

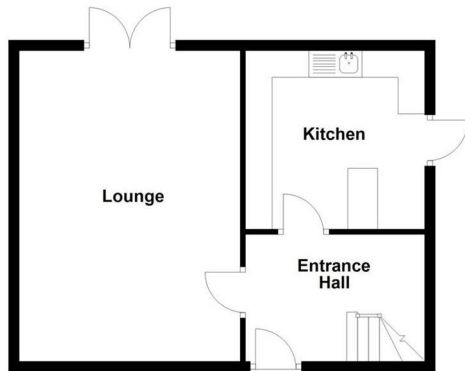
Outside

Large paved garden to front and large enclosed paved garden to rear.

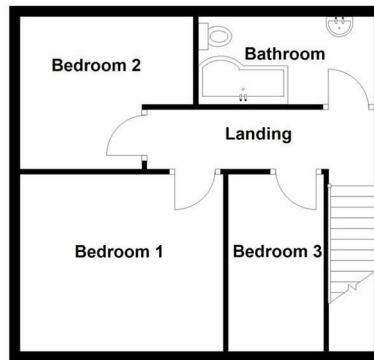





Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(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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ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
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BALLYNAHINCH
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028 9070 1000



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