

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**2 KINCRAIG AVENUE, BELFAST,
BT5 7FX**

OFFERS AROUND £139,950



An excellent mid terrace property in the popular Tullycarnet area, just off the Kings Road close to many amenities and road networks, and offering bright and spacious accommodation ideally suited for a first time buyer or young couple.

The ground floor comprises hallway, good sized living room with laminate flooring, and fitted kitchen with breakfast/dining area. Upstairs the property offers three bedrooms and a white suite shower room with modern walk in shower and panelled walls.

The property also benefits from gas fired heating, double glazed windows, and attractive paved gardens to the front and side with the added bonus of a storage area and a wooden shed. Early viewing is recommended to fully appreciate all this bright and spacious home has to offer.



Key Features

- Attractive Bright & Spacious Terrace Home
- Living Room, With Laminate Flooring
- Good Sized Kitchen With Breakfast / Dining Area
- Three Bedrooms, All With Built In Storage
- Modern Shower Room With Walk In Shower
- Gas Fired Central Heating & Double Glazing
- Patio Area With Large Wooden Shed
- Ideal For First Time Buyers / Young Professionals



Accommodation Comprises

Entrance Hall

PVC front door.

Living Room

13'9 x 11'6

Wood laminate flooring, recessed spotlights.

Kitchen/Dining

13'9 x 13'9

Range of high and low level units, single drainer stainless steel sink unit with mixer taps, space for cooker, stainless steel extractor hood, plumbed for washing machine, part tiled walls, fully tiled floor.

First Floor Landing

Cupboard housing gas fired boiler.

Bedroom 1

13'9 x 8'2

Built in wardrobe.

Bedroom 2

11'8 x 8'7

Range of built in robes.

Bedroom 3

8'9 x 6'

Wood laminate flooring, built in cupboard.

Bathroom

White suite comprising: Large walk in shower with electric shower unit, low flush WC, wash hand basin with mixer taps, panelled walls, chrome feature wall mounted radiator, recessed spot lighting.

Outside

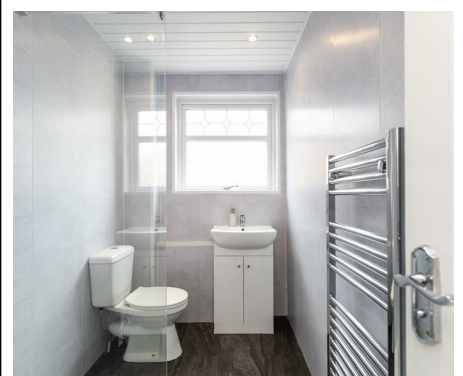
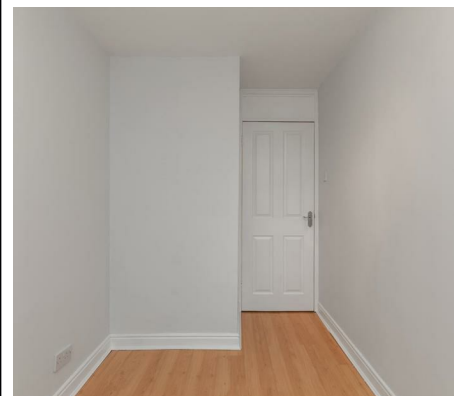
Attractive gardens to front with pebbles and patio area with power socket. Yard to side and rear with storage area plus wooden shed both with power.

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.

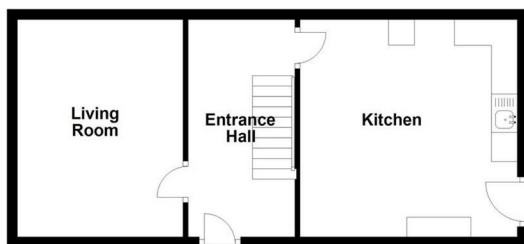
We outsource these checks to a trusted third-party provider. A charge of £20 + VAT per person will apply to cover this service.

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





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	80
(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.

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ANDERSONSTOWN
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