

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



79 KIRKLISTON PARK, BELFAST, BT5 6ED

OFFERS OVER £325,000

This semi-detached property located in Kirkliston Park is a spacious and well-presented home offering comfortable accommodation over three floors.

The entrance hall includes wood laminate flooring and useful storage, leading to a bright lounge with bay window and wall-mounted electric fire. An archway opens into the dining room. The kitchen is fitted with a good range of units and work surfaces, with tiled flooring and access to a separate utility room providing additional storage and practicality.

Upstairs, there are three well-proportioned bedrooms and a modern shower room with walk-in shower and contemporary fittings. The second floor features a generous fourth bedroom with built-in wardrobe.

Outside, the property benefits from a front garden and driveway, along with an enclosed south-west facing rear garden laid in lawn with decking and planting areas. A timber garage with power provides additional storage. The rear garden also offers direct access to the Comber Greenway.

This is a well-maintained home in a convenient and popular location close to the ever popular Ballyhackamore Village, local schools and the Gilder bus route, ideal for a range of buyers.



Key Features

- Spacious Semi Detached Home In Popular Kirkliston Park Location
- Open Plan Dining Room Ideal For Entertaining And Family Living
- Four Well Proportioned Bedrooms Across Three Floors
- Enclosed South West Facing Rear Garden With Decking
- Bright Lounge With Bay Window And Wall Mounted Electric Fire
- Fitted Kitchen With Range Of Units And Separate Utility Room
- Modern Shower Room With Walk In Shower And Contemporary Finish
- Close To Ballyhackamore Village And Comber Greenway



Accommodation Comprises

Entrance Hall

Wood laminate flooring. Cupboard under stairs.

Lounge

13'8 x 11'0

(into bay) Wall mounted electric fire with granite hearth. Wood laminate flooring. Archway to:

Dining Room

12'5 x 11'0

Wood laminate flooring.

Kitchen

13'6 x 9'7

Extensive range of high and low level units with Formica work surfaces, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for dryer, part tiled walls, ceramic tiled flooring.

Utility Room

9'1 x 6'1

Range of low level units with formica work surfaces, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, plumbing for washing machine, space for dryer, part tiled walls, ceramic tiled flooring.

First Floor

Landing

Rear Bedroom 1

12'6 x 11'2

Bedroom 2

11'8 x 11'2

Bedroom 3

6'3 x 6'1

Shower Room

White suite comprising large walk-in shower cubicle with built-in rainfall shower and handheld shower, tiled splashback, shower screen, vanity unit with mixer tap, low flush WC, part tiled walls, ceramic tiled flooring, PVC panelled ceiling with recessed spotlighting, chrome feature radiator.

Second Floor

Bedroom 4

16'2 x 12'7

Including built-in wardrobe.

Outside

Front garden with lawn and boundary hedging. Tarmac driveway. Enclosed rear South West facing garden in lawn, timber decking and raised flowerbed, boundary fence with gate, access to Comber Greenway.

Part Timber Garage

14'6 x 10'2

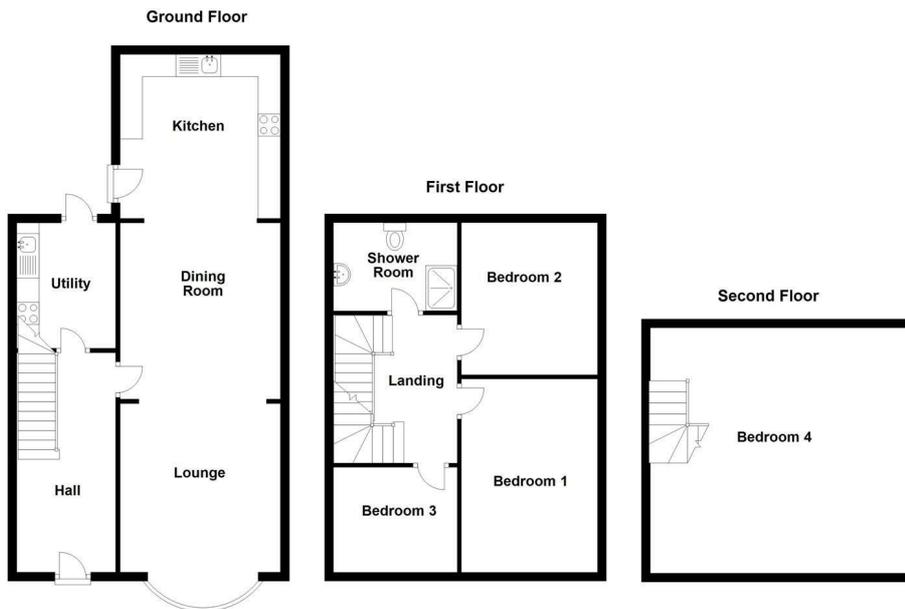
Barn style doors. Power.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	76
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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