

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**102 KINGS ROAD, BELFAST, BT5
7BW**

OFFERS AROUND £219,950



This semi-detached home located on Kings Road, Belfast, offers comfortable living with oil-fired central heating and PVC double glazing.

Inside, a welcoming entrance hall leads to a lounge with a bay window, fireplace with oak surround, cornice ceiling, and picture rail, and a dining room. The kitchen is fitted with high and low-level units, marble-effect work surfaces, built-in oven, ceramic hob, stainless steel sink, space for appliances, part-tiled walls, and recessed lighting.

Upstairs, there are three bedrooms and a shower room with walk-in shower, wash hand basin, WC, fully tiled walls, and tongue-and-groove ceiling.

Outside, there is a small paved front, a tarmac driveway to the side and rear, and a rear garden with paved and stone areas and a large shed. A boiler house houses the oil-fired boiler and oil tank.

This home combines practicality with a convenient location close to a range of amenities and easy access to local road networks, ideal for families or first-time buyers.

Key Features

- Semi-Detached Home With Oil-Fired Central Heating And PVC Double Glazing
- Convenient Access To Road Networks And Local Amenities
- Spacious Lounge With Bay Window, Fireplace, Cornice Ceiling, And Picture Rail
- Separate Dining Room With Period Features
- Modern Kitchen With Built-In Oven, Ceramic Hob, And Space For Appliances
- Three Comfortable Bedrooms With Storage Cupboard On First Floor Landing
- Shower Room With Walk-In Shower, Wash Basin, WC, And Fully Tiled Walls
- Rear Garden With Paved Area, Stone Features, Large Shed, And Driveway



Accommodation Comprises

Entrance Hall

Wood laminate flooring.

Lounge

12' x 10'7"

(Into Bay)

Cornice ceiling, picture rail, fireplace with oak surround, tile inset and hearth.

Dining Room

10' x 10'7"

Kitchen

13'9 x 5'3"

Range of high and low level units, marble effect work surfaces, inset single drainer stainless steel sink unit, with mixer tap, built in under oven, ceramic hob and integrated extractor hood. Plumbed for washing machine, space for fridge/freezer, part tiled walls, ceramic tiled flooring, recessed spot lighting.

First Floor Landing

Storage cupboard.

Bedroom 1

10'3 x 8'8"

Bedroom 2

9'9 x 8'10"

Bedroom 3

7'6 x 6'4"

Shower Room

White suite comprising: Walk in shower cubicle with electric shower and shower door, pedestal wash hand basin, low flush WC, fully tiled walls, tongue and groove ceiling.

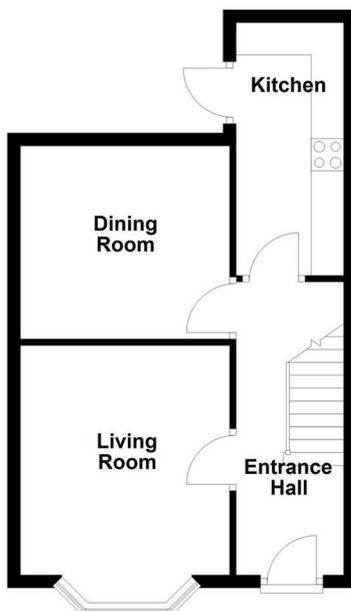
Outside

Small paved area to front, tarmac driveway to side extending to rear. Rear garden with paved and stone area and large garden shed. Boiler house with oil fired boiler, oil storage tank.

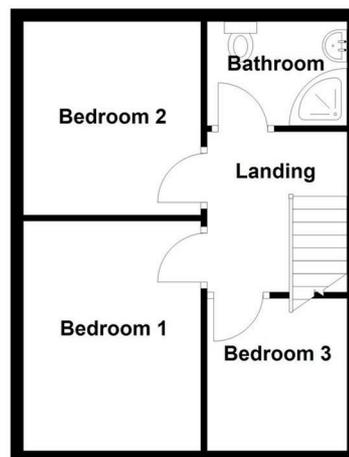




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			63
(39-54) E		48	
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWARDS
028 9181 1444



CWS Properties Ltd; Trading under licence as Ulster Property Sales (Ballyhackamore) Reg. No. NI616437; Registered Office: 324 Upper Newtownards Road, Belfast BT4 3EX
©Ulster Property Sales is a Registered Trademark