

ULSTER PROPERTY SALES

# UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**8 KIRKLISTON GARDENS,  
BELFAST, BT5 6EE**

**OFFERS AROUND £235,000**





8 Kirkliston Gardens is a well-presented family home in a quiet Belfast neighbourhood, offering gas-fired heating throughout. The entrance hall features a PVC front door, laminate flooring, and a cloak cupboard under the stairs. The lounge is bright and welcoming, with a bay window, cornice ceiling, and laminate flooring. The dining area opens into a modern kitchen, fitted with a range of high and low-level units, a breakfast bar, integrated fridge/freezer, built-in oven and ceramic hob, with a PVC door leading to the rear garden.

Upstairs, there are three bedrooms, including a spacious main room, and a family bathroom with a panelled bath, hand shower, WC, pedestal basin, feature radiator, and fully tiled walls and floor. Outside, the property benefits from basement storage and a large decking area overlooking the garden, ideal for outdoor entertaining or relaxing.

This home combines practical living spaces with modern finishes in a convenient and peaceful location, right in the heart of Ballyhackamore, and only a few minutes walk to the Gilder Bus Route, making it a great choice for families or first-time buyers.

## Key Features

- Well Presented Family Home In Quiet Residential Ballyhackamore Location
- Bright Lounge With Bay Window Cornice Ceiling And Laminate Flooring
- Open Plan Dining Area Flowing Into Modern Fully Fitted Kitchen
- Integrated Appliances Including Fridge Freezer Oven Ceramic Hob Breakfast Bar
- Three Well Proportioned Bedrooms Including Spacious Principal Bedroom
- Fully Tiled Bathroom With Panelled Bath Hand Shower And Feature Radiator
- Basement Storage And Large Decking Area Ideal For Outdoor Entertaining
- Excellent Transport Links Near Gilder Bus Route And Local Amenities



### Accommodation Comprises

#### Entrance Hall

PVC front door, laminate wood flooring, cloacks cupboard under stairs housing gas fired boiler.

#### Lounge

12' x 9'5

(Into bay)

Laminate wood flooring, cornice ceiling and picture rail.

#### Dining

11'3 x 9'8

Laminate wood flooring, open to:

#### Kitchen

7'8 x 6'4

Modern range of high and low level units with matching breakfast bar, single drainer stainless steel sink unit with mixer tap. Integrated fridge/freezer, built in stainless steel oven and ceramic hob. Part tiled walls, laminate wood flooring, PVC door to rear.

### First Floor Landing

#### Bedroom 1

11'2 x 10'

#### Bedroom 2

10' x 9'8

#### Bedroom 3

6'7 x 5'7

#### Bathroom

White suite comprising: Panelled bath with telephone hand shower, low flush WC, pedestal wash hand basin with mixer tap. Feature chrome wall mounted radiator, fully tiled walls, fully tiled floor.

#### Outside

PVC door to basement storage, large decking area overlooking garden

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.

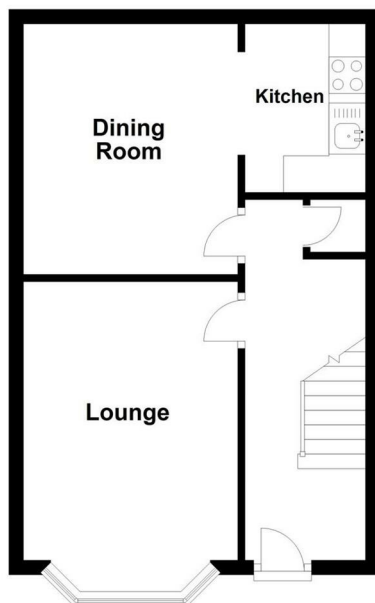
You can find more information about the legislation at [www.legislation.gov.uk](http://www.legislation.gov.uk)



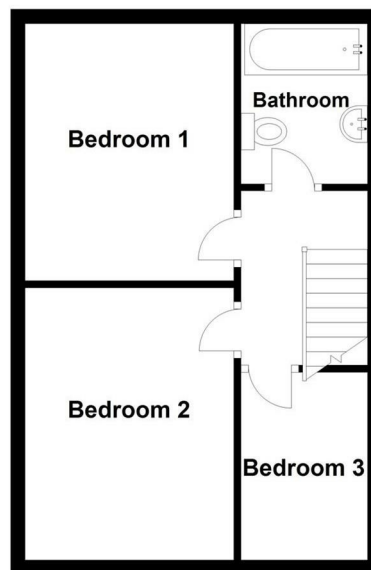




**Ground Floor**



**First Floor**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	67
(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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