

ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**16 KNOCKNAGONEY PARK,  
BELFAST, BT4 2PU**

**OFFERS AROUND £139,950**



This mid-terrace home situated in Knocknagoney Park, offers oil-fired heating and PVC double glazing throughout. The entrance hall welcomes you with a PVC front door and laminate strip wood flooring, leading into a bright living room with PVC doors opening to the rear garden.

The kitchen features a practical range of high and low level units, a stainless steel sink with mixer tap, built-in oven, gas hob, and extractor hood. Part tiled walls, fully tiled flooring, and under-stairs storage make it functional, while the dining area provides a cosy space for everyday meals.

Upstairs, three bedrooms with laminate flooring offer comfortable accommodation, and the shower room includes a walk-in shower, wash hand basin, panelled walls, fully tiled flooring, and a separate W/C.

Outside, both the front and rear gardens are paved, with the rear garden fully enclosed for privacy, and a PVC oil tank is conveniently located outside. This property provides practical, comfortable living in a convenient and quiet location.



## Key Features

- Welcoming Entrance Hall With PVC Front Door And Laminate Strip Wood Flooring
- Bright Living Room With PVC Doors Opening Directly To Rear Garden
- Kitchen Featuring High And Low Level Units With Stainless Steel Sink
- Built-In Oven, Gas Hob, And Extractor Hood
- Three Bedrooms With Laminate Strip Wood Flooring Providing Comfortable Accommodation
- Shower Room With Walk-In Shower, Wash Hand Basin, And Separate W/C
- Oil-Fired Heating And PVC Double Glazing Throughout
- Paved Front And Rear Gardens With Enclosed Rear And PVC Oil Tank



### Accommodation Comprises

#### Entrance Hall

PVC front door, laminate strip wood flooring.

#### Living Room

18' x 10'5

Laminate strip wood flooring, PVC doors to rear.

#### Kitchen

13'4 x 10'5

Range of high and low level units, single drainer stainless steel sink unit with mixer tap, built in stainless steel oven, four ring gas hob and stainless steel extractor hood. Part tiled walls, fully tiled flooring, plumbed for washing machine, storage under stairs, open to:

#### Dining Room

7' x 7'

Tiled flooring.

#### First Floor Landing

#### Bedroom 1

11'7 x 10'3

Laminate strip wood flooring.

#### Bedroom 2

10'4 x 9'6

Laminate strip wood flooring.

#### Bedroom 3

8'5 x 7'3

#### Shower Room

White suite comprising: walk in shower cubicle, wash hand basin, panelled walls, fully tiled flooring, separate low flush W/C.

#### Outside

Paved garden to front, enclosed paved garden to rear, PVC oil tank.

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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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