

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH – LOCAL KNOWLEDGE



27 KNOCKVALE PARK, BELFAST, BT5 6HJ

OFFERS OVER £299,950

This attractive three bedroom semi detached property is set in a highly sought after and convenient location close to the ever popular Ballyhackamore Village, with its excellent range of cafes, restaurants, local shops and leading schools, as well as easy access to the Glider bus route for convenient commuting to Belfast City Centre.

The property is approached via an enclosed entrance porch leading into a welcoming entrance hall. The lounge includes an attractive cast iron fireplace with tiled inset, carved wood surround and slate hearth. A separate dining room is complete with a feature fireplace and elegant surround.

The kitchen is well fitted with a range of high and low level units and granite effect work surfaces, incorporating a single drainer stainless steel sink unit with mixer tap. It benefits from space for a cooker along with integrated fridge freezer and dishwasher, and is plumbed for a washing machine, with additional corner shelving and part tiled walls.

On the first floor there are three well proportioned bedrooms and a modern shower room comprising a large walk in shower cubicle with electric shower and sliding door, a wash hand basin with mixer tap and built in WC, finished with part tiled walls and a PVC panelled ceiling. The roofspace is floored and sheeted, providing excellent additional storage and features a Velux window and Slingsby style ladder.

Externally, the property enjoys a front garden laid in lawn and an enclosed west facing rear garden, ideal for afternoon and evening sun. The rear garden includes lawned areas, a paved patio space, rockery features and steps leading to an additional lawn bordered by mature hedging and fencing. There is also a garden shed and outside tap.

A detached timber garage with electric supply and up and over door is also included. The home further benefits from a recently installed oil fired boiler, adding to its overall appeal. Early viewing is advised.



Key Features

- Three Bedroom Semi Detached Home In Popular Residential Location Close To Ballyhackamore Village
- Separate Dining Room With Feature Fireplace Ideal For Entertaining And Family Living
- Modern Shower Room With Walk In Shower And Contemporary White Suite
- Enclosed West Facing Rear Garden With Patio Lawn And Planted Areas
- Bright Lounge With Bay Window And Attractive Cast Iron Fireplace Feature
- Fitted Kitchen With Range Of Units And Integrated Appliances Included
- Floored And Sheeted Roofspace With Velux Window And Ladder Access
- Detached Timber Garage With Power And Recently Installed Oil Fired Boiler



Accommodation Comprises

Enclosed Entrance Porch

Entrance Hall

Lounge

12'9 x 12'

(Into Bay)

Attractive cast iron fireplace with tile inset, carved wood surround and slate hearth.

Dining Room

12' x 10'9

Mock fireplace with marble inset and carved wood surround.

Kitchen

22'6 x 8'9

Range of high and low level units, granite effect work surfaces, inset single drainer stainless steel sink unit with mixer tap. Space for cooker, integrated fridge/freezer, integrated dishwasher, plumbed for washing machine, corner feature shelving, part tiled walls.

First Floor Landing

Bedroom 1

13'4 x 11'1

(Into Bay)

Bedroom 2

11'9 x 10'9

Bedroom 3

8'4 x 7'1

Shower Room

Modern white suite comprising: Large walk in shower cubicle with electric shower and sliding shower door. Semi pedestal wash hand basin with mixer tap, built in low flush WC, part tiled walls, PVC panelled ceiling.

Roofspace

Floored and sheeted roofspace with large velux window and slingsby tp ladder.

Outside

Front garden with lawn. Enclosed West facing garden to rear with lawn and paved area leading to rockery and steps to larger lawn with boundary hedging and fence. Garden shed, outside tap.

Detached Timber Garage

15'3 x 9'

Wired for electric, recently installed new oil fired boiler, up and over door.

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



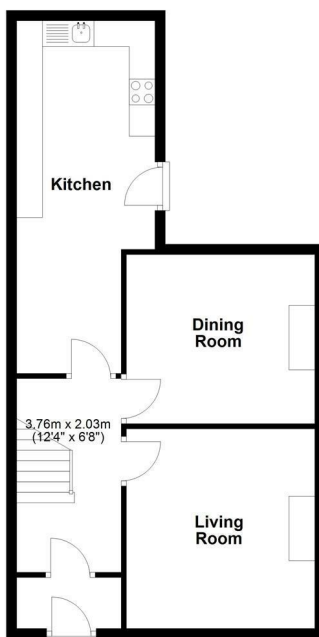




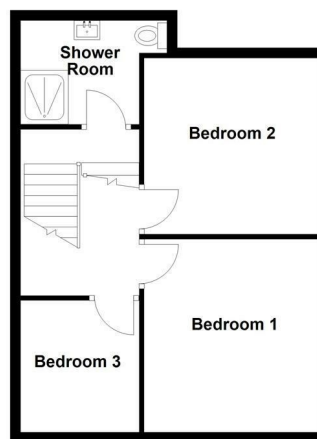




Ground Floor



First Floor



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		46	74
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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