

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



15 KERRSLAND CRESCENT, BELFAST, BT5 6EQ

OFFERS AROUND £259,950

This beautifully presented home is set in the heart of the highly sought-after Ballyhackamore Village, offering the perfect blend of style, comfort and convenience. Ideally located, the property benefits from easy access to the Glider bus service, an excellent range of local schools, and a vibrant selection of popular eateries and cafés, making it an outstanding choice for modern living.

The property is fitted with double glazing and gas fired central heating, ensuring warmth and efficiency throughout. Internally, the accommodation is thoughtfully laid out and finished to a high standard. A welcoming entrance hall with feature tiled flooring leads to a bright and spacious lounge and dining area, enhanced by a charming bay window, laminate wood flooring and an attractive fireplace with wood burning stove.

The kitchen is well appointed with a range of high and low level units, integrated appliances, tiled flooring and recessed spotlighting, along with access to the enclosed rear yard.

Upstairs, the first floor offers two well-proportioned bedrooms along with a contemporary bathroom featuring a freestanding bath, walk-in shower and modern fittings. The second floor provides two additional bedrooms, one with solid wood flooring and a Velux window adding natural light.

Externally, the enclosed rear yard with timber decking offers a private outdoor space ideal for relaxing or entertaining. This superb home combines tasteful presentation with an unbeatable location, making it an excellent opportunity for a wide range of buyers.



Key Features

- Beautifully Presented Home In Ballyhackamore Close To Shops Cafes And Amenities
- Bright Spacious Lounge And Dining Area With Bay Window And Wood Burning Stove
- Four Well Proportioned Bedrooms Across Two Upper Floors With Excellent Natural Light
- Double Glazing And Gas Fired Central Heating Providing Comfort And Energy Efficiency
- Convenient Access To Glider Bus Service Offering Quick Routes To Belfast City Centre
- Modern Kitchen With Range Of Units Built In Appliances And Access To Rear Yard
- Contemporary Bathroom Featuring Freestanding Bath Walk In Shower And Stylish Finishes
- Enclosed Rear Yard With Timber Decking Ideal For Outdoor Seating And Entertaining



Accommodation Comprises

Entrance Hall

Hardwood front door, feature tiled flooring.

Lounge/Dining

24' x 10'

(Into Bay)

Laminate wood flooring, attractive fireplace with wood burning stove.

Kitchen

15' x 6'

Range of high and low level units, single drainer sink unit with mixer tap, built in under oven, four ring ceramic hob and extractor hood. Plumbed for washing machine, fully tiled flooring, recessed spotlighting, PVC door to rear yard.

First Floor Landing

Bedroom 1

13' x 10'

Laminate wood flooring.

Bedroom 2

10' x 8'

Laminate wood flooring.

Bathroom

White suite comprising: Freestanding bath with floor mounted mixer tap. Large walk in shower cubicle with sliding shower door, low flush WC, vanity unit with mixer tap, partly tiled walls, fully tiled flooring, recessed spotlighting, feature wall mounted radiator.

Second Floor Landing

Bedroom 3

12' x 10'

Bedroom 4

10' x 8'

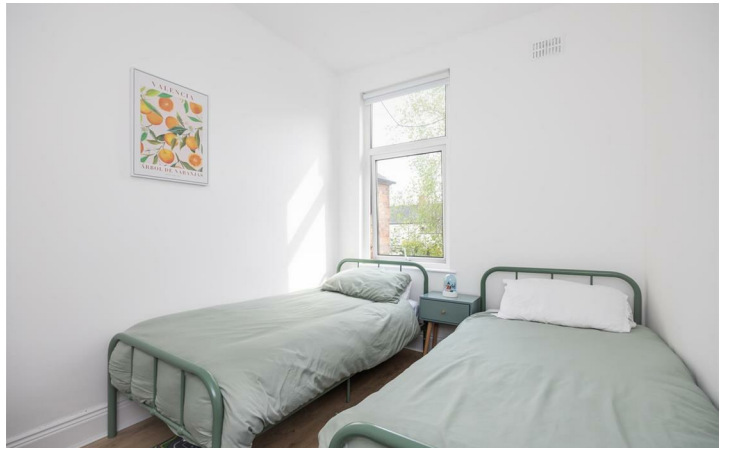
Sanded and varnished strip wood flooring, Velux window.

Outside

Enclosed rear yard with timber decking.



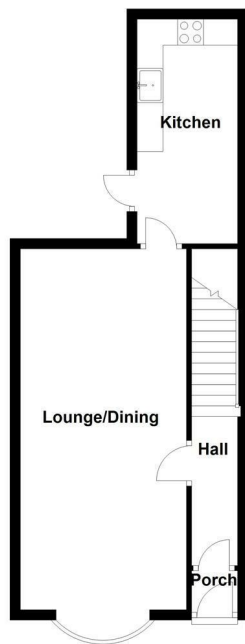




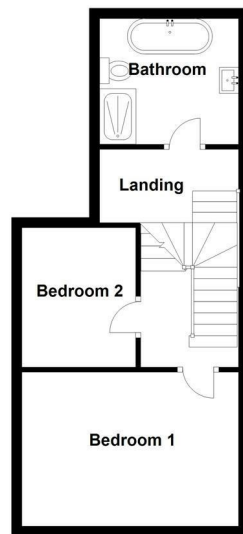




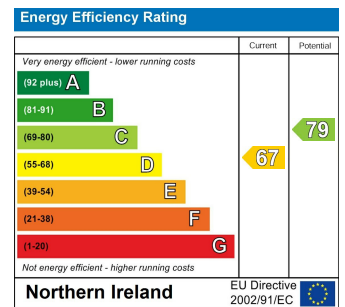
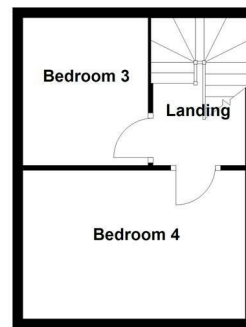
Ground Floor



First Floor



Second Floor



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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