

ULSTER PROPERTY SALES

UPS

BALLYHACKAMORE BRANCH

324 Upper Newtownards Road, Belfast,
BT4 3EX

028 9047 1515

ballyhackamore@ulsterpropertysales.co.uk

NETWORK STRENGTH – LOCAL KNOWLEDGE



**105 KINROSS AVENUE, BELFAST,
BT5 7GF**

OFFERS AROUND £115,000



An excellent mid terraced property offering well presented accommodation, just off the Kings Road, close to many local amenities and easy access to both Belfast and Dundonald.

The accommodation comprises of entrance hall and lounge, both with attractive wood laminate flooring, archway to dining area, and modern kitchen with partly tiled walls and ceramic tile flooring. The first floor offers three good sized bedrooms, and modern white shower room, comprising of walk in shower cubicle, pvc wall cladding, and tiled effect laminate flooring.

This excellent home further benefits from a floored roofspace with slingsby type ladder, oil fired central heating upvc double glazed windows. The outside includes front garden with lawn and flowerbeds, and enclosed rear paved garden with brick shed for additional storage. Ideal property for first time buyers or families wanting to be in a popular residential area close to many local amenities , including recreational parks, schools, and bus routes.



Key Features

- An Excellent Mid Terraced Property Just Off The Kings Road
- Lounge With Attractive Wood Laminate Flooring & Archway To Dining Area
- Modern Fitted Kitchen With Partly Tiled Walls And Ceramic Tile Flooring
- Three Good Sized Bedrooms And Modern White Shower Room
- Floored Roofspace, Oil Fired Central Heating & Upvc Double Glazing
- Front Garden With Lawn And Enclosed Rear Paved Garden With Brick Shed
- Ideal Property For First Time Buyers Or Families Close To Many Local Amenities
- Situated In A Popular Residential Area With Easy Access To Both Belfast And Dundonald



Accommodation

Comprises:

Entrance Hall

Wood laminate flooring.

Lounge

14'1 x 12

Wood laminate flooring, cupboard under stairs, archway to:

Kitchen/ Dining Room

15'1 x 8

Modern range of high and low level units with granite effect worksurfaces, inset 1/4 bowl sink drainer with stainless steel sink unit with mixer tap, built in under oven, ceramic hob, stainless steel extractor hood, space for fridge freezer, plumbed for washing machine, partly tiled walls, ceramic tile flooring, open to dining area.

First Floor

Landing

Hot press, access to roof space.

Bedroom 1

13 x 8

Bedroom 2

10 x 9 (at widest point)

Bedroom 3

10 x 7

Wool flooring, built in robes.

Shower Room

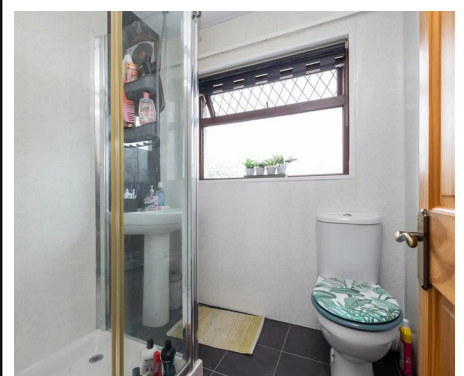
Modern white suite comprising walk in shower cubicle with electric shower and sliding shower doors, pedestal wash hand basin with mixer tap, low flush w.c., PVC wall cladding, tile effect laminate flooring, PVC panelled ceiling

Roofspace

Floored with slingsby ladder

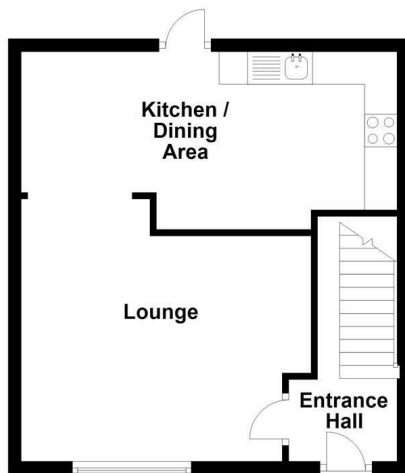
Outside

Front garden with lawn and flowerbeds, enclosed rear paved garden, outside tap, brick shed with oil fired boiler.

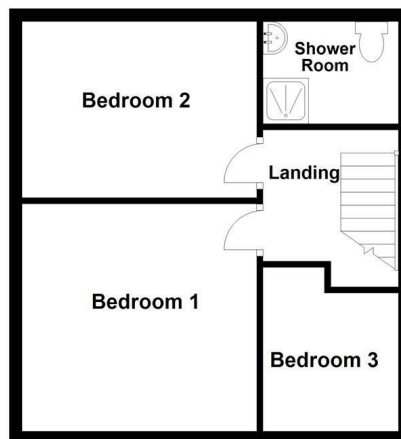




Ground Floor



First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			64
(39-54) E		42	
(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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN

028 9060 5200

BALLYHACKAMORE

028 9047 1515

BALLYMENA

028 2565 7700

BALLYNAHINCH

028 9756 1155

BANGOR

028 9127 1185

CARRICKFERGUS

028 9336 5986

CAUSEWAY COAST

0800 644 4432

CAVEHILL

028 9072 9270

DOWNPATRICK

028 4461 4101

FORETSIDE

028 9064 1264

GLENGORMLEY

028 9083 3295

MALONE

028 9066 1929

NEWTOWNARDS

028 9181 1444

RENTAL DIVISION

028 9070 1000



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