



11 KINGS VALE

Belfast, BT5 6HR

Offers over **£199,950**



APARTMENT | 2  | 2  | 1 

We are delighted to bring to the market this fantastically appointed two bedroom lower ground floor apartment located within a stone's throw of the bustling Ballyhackamore Village.

KEY FEATURES

- Well Presented Lower Ground Floor Apartment
- Located Just off the Prestigious King's Road
- Two Double Bedrooms
- Generous Built in Storage Throughout
- Bright and Spacious Lounge
- Separate Modern Fitted Kitchen/ Dining Area
- Modern Shower room with White Suite
- Principal Bedroom with En Suite
- Extensive Communal Gardens
- Private Patio Area
- Communal Parking
- Economy 7 Heating
- Wooden Double Glazing Throughout
- No Onward Chain



ROOM DETAILS

Ground Floor

- Communal Entrance Hall
- Stairs to Lower Level
- Entrance Hall
- Shower Room
- Bedroom One with En Suite
13'9" x 11'1"
- Bedroom Two
11'8" x 10'4"
- Lounge
19'11" x 14'1"
- Kitchen
13'10" x 7'8"
- Dining Area
10'11" x 9'5"

Outside

- Communal Parking
- Extensive Communal Gardens
- Rear Private Terrace



DIRECTIONS

Travelling along the Sandown Road in the Direction of Knock Road, turn left on to the King's Road, Kings Vale is located on the right hand side opposite Knockhill Park.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.

ENERGY EFFICIENCY RATING		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	71	78
39-54 E		
21-38 F		
1-20 G		
<i>NOT energy efficient - higher running costs</i>		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

B' FAST (028) 9065 3333 H'WOOD (028) 9042 8888 BANGOR (028) 9131 3833 D'DEE (028) 9188 8881 COMBER (028) 9187 1212

property@johnminnis.co.uk

JOHNMINNIS.CO.UK     

