



Situated in the heart of Belmont Village, this good-sized town terrace would be perfect for a range of purchasers wishing to avail of the area's renowned schools and amenities.

The ground floor comprises living room along with a separate dining room and a modern kitchen. Spread over two floors is four well-proportioned bedrooms and a large luxury bathroom.

Externally the rear yard can encompass a sitting area making it ideal for those sunnier days ahead. Additionally, the property benefits from GFCH and uPVC double glazing throughout.

With a range of excellent shops, amenities and eateries practically on your doorstep, Ballyhackamore is also within a short stroll.

Early viewing is highly recommended so as not to miss out on this stylish, town terrace.

Offers Around
£185,000

6 Ranfurly Drive,
off Belmont Road,
Belfast ,
BT4 2BE

Viewing by
appointment with
& through agent
028 9065 0000

- Attractive, Mid Terrace Bay-Fronted Property
- Living Room with Feature Fireplace
- Separate Dining Room
- Modern Kitchen with Range of Appliances
- Four Well-Proportioned Bedrooms, Spread over Two Floors
- Luxury Family Bathroom & Separate Shower Cubicle
- uPVC Double Glazing Throughout
- Gas Fired Central Heating
- Enclosed Rear Yard
- Walking Distance to Both Belmont & Ballyhackamore Villages
- Excellent Transport Links to Belfast City Centre



The Property Comprises:

Ground Floor

uPVC front door to:

ENTRANCE HALL: Wood effect flooring. Cornice ceiling. Corbels.

LIVING ROOM: 14' 1" x 11' 2" (4.29m x 3.4m) (into bay). Wood effect flooring. Feature fireplace with cast iron surround and slate hearth. Housing for electrics.

DINING ROOM: 11' 8" x 10' 11" (3.56m x 3.33m) Tiled flooring. Shelving and storage.

KITCHEN: 12' 8" x 7' 10" (3.86m x 2.39m) Modern range of high and low level units, laminate work surfaces. Single drainer sink unit with chrome mixer taps. Tiled splashback. Underbench oven. Ceramic hob, extractor above. Integrated fridge/freezer. Integrated dishwasher. Under counter lighting. Wood door to rear. Laminate flooring.



First Floor

LANDING: Cornice ceiling.

BEDROOM (1): 14' 11" x 11' 7" (4.55m x 3.53m)

Wood flooring. Cornice ceiling.

BEDROOM (2): 11' 2" x 8' 11" (3.4m x 2.72m)

BATHROOM: White suite comprising low flush wc, vanity unit with ceramic sink and chrome mixer taps.

Glazed shower cubicle with "Rainhead" thermostatic shower. Roll top bath with chrome mixer taps.

Wood flooring. Part tiled walls, low voltage spotlights.



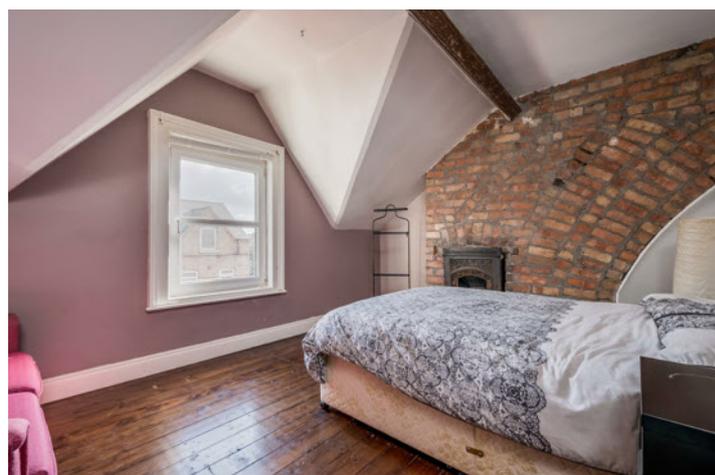
Second Floor

BEDROOM (3): 14' 9" x 11' 3" (4.5m x 3.43m)

Wood flooring. Exposed feature brick wall. Original fireplace.

BEDROOM (4): 11' 5" x 8' 1" (3.48m x 2.46m)

Wood flooring. Exposed wooden beam.

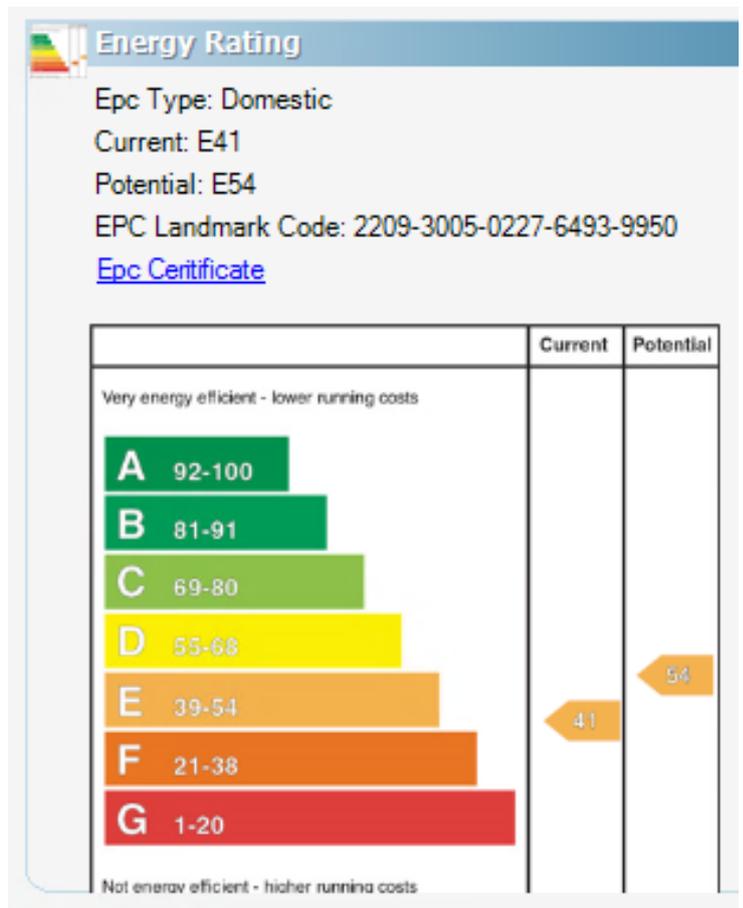


Outside

Enclosed front garden. Private rear yard and utility area with plumbing for washing machine.

Location:

Coming past Strand cinema on way out of town, turn right off Hollywood Road onto the Belmont Road. Ranfurly Drive is on the left hand side after the shops and before Edenvale Crescent.



Ballyhackamore - 028 90 65 0000
 Lisburn Road - 028 90 66 3030
 North Down - 028 90 42 4747
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



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