



Well presented, four bedroom, three storey detached home on a beautifully landscaped site with excellent entertainment space in the rear garden.

The property is spacious and comprises; entrance hall, lounge with feature fireplace, living room with brick fireplace and modern fitted kitchen with range of integrated appliances and separate utility room. There are four well proportioned bedrooms, modern bathroom and luggage room.

The property is homely and modern and ready for a new family to enjoy.

Externally the space is ideal for entertaining with seating areas and landscaped beds. Front garden with hedging and concrete parking for two cars.

It is close to many amenities in the area including; shops, Tesco, cafes and public transport and a short distance from Springhill (Controlled) Primary School and Cavehill.

Offers Over
£199,950

162 Ballygomartin Road,
Belfast,
BT13 3NF

Viewing by
appointment
through agent
028 9066 3030

- Well Presented Four Bedroom Detached Home on the Ballygomartin Road, walking distance to Amenities
- Lounge with Feature Fireplace & Bay Window
- Living Room with Red Brick Fireplace
- Modern Fitted Kitchen with Range of Integrated Appliances
- Separate Utility Room
- Four Well Proportioned Bedrooms, Bedroom One with Beautiful Fireplace
- Luggage Room
- Modern Bathroom
- Gas Heating / Double Glazed Windows
- Paved patio Garden with Water Feature ideal for Entertaining
- Concrete Driveway Parking to Detached Garage and Front Gardens
- A short drive to Cavehill, the local Tesco Store and many other amenities including local schools



The Property Comprises:

Ground Floor

HALLWAY: uPVC front door, tiled flooring.

LOUNGE: 20' 5" x 11' 0" (6.22m x 3.35m) Feature bay window, feature fireplace with hardwood surround, cast iron inset and open fire. Laminate wood effect flooring and picture rail.



LIVING ROOM: 11' 1" x 11' 0" (3.38m x 3.35m) Feature red brick fireplace with open fire, laminate wood effect flooring.



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KITCHEN: 12' 7" x 8' 7" (3.84m x 2.62m) Range of high and low level high gloss units, range cooker, stainless steel extractor fan, ceramic sink with mixer tap, formica work surfaces, tiled splashback.



UTILITY ROOM: Plumbed for washing machine, larder cupboard, vinyl flooring, uPVC door onto enclosed rear garden.

First Floor Return

BATHROOM: 8' 4" x 7' 9" (2.54m x 2.36m) White suite comprising low flush wc, wash hand basin with vanity unit beneath, corner Jacuzzi bath, walk-in corner shower cubicle, fully tiled, chrome heated towel rail. LED mirror.



First Floor

BEDROOM (1): 15' 11" x 10' 9" (4.85m x 3.28m) Carpeted, cornicing, picture rail, feature fireplace with cast iron inset.



BEDROOM (2): 12' 1" x 8' 6" (3.68m x 2.59m) Carpeted, cornice ceiling.



Second Floor Return

LUGGAGE ROOM: Carpeted.

Second Floor

BEDROOM (3): 14' 5" x 10' 8" (4.39m x 3.25m) Carpeted, tongue and groove ceiling.



BEDROOM (4): 11' 10" x 8' 4" (3.61m x 2.54m) Carpeted, tongue and groove ceiling.



Outside

ENCLOSED REAR GARDEN: Paved patio area, water feature with pond. Feature lighting, vegetable patch, wooden shed. Outdoor fire and barbecue area with raised seating. Double sockets and lighting.

DETACHED GARAGE:



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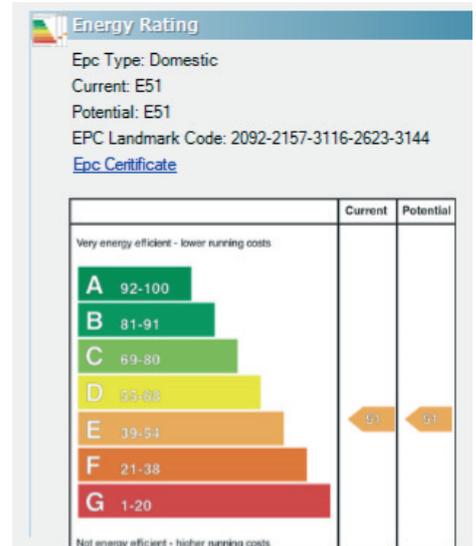
Location:

Heading up West Circular Road from the Springfield Road take left onto Ballygomartin Road and the house is on the left.



Sizes And Dimensions Are Approximate. Actual May Vary.

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