



## 13a Diamond Gardens, Belfast, BT10 0HD

**Price Guide £320,000**

We are pleased to offer for sale this beautifully presented semi - detached family home ideally located just off the Upper Lisburn Road in South Belfast. The accommodation is bright and spacious throughout and with nothing to do other than move in we are sure this home will appeal to a range of potential purchasers. On the ground floor there is a front lounge and kitchen with a range of integrated appliances open plan to dining area with double doors leading to the rear garden. On the first floor there are three good sized bedrooms and luxury bathroom suite with bath & walk in shower. Outside the property benefits from a large garden in lawn along with driveway providing off street parking, front garden in lawn and detached garage. PVC double glazing and gas fired central heating are both in place. Close to a host of amenities including leading schools and excellent transport links along with Belfast City Centre, early viewing is recommended.

- Beautifully Presented Semi - Detached Home
- Contemporary Kitchen With Range of Integrated Appliances Open Plan To Dining
- Landscaped Garden To Rear In Lawn With Paved Patio Area
- Detached Garage / Spacious Driveway Providing Ample Off Street Parking
- Convenient Location Close To Leading Schools & Main Arterial Routes
- Three Generous Bedrooms
- Beautiful Bathroom Suite With Bath & Walk In Shower
- Gas Fired Central Heating / PVC Double Glazing
- Finished To An Extremely High Standard Throughout
- Walking Distance To The Lisburn Road, Coffee Shops & Cafes

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(37-49) <b>A</b>		
(49-55) <b>B</b>		
(55-65) <b>C</b>		
(65-77) <b>D</b>		
(77-85) <b>E</b>		
(85-93) <b>F</b>		
(93-100) <b>G</b>		
Not energy efficient - higher running costs		
Northern Ireland		
EU Directive 2002/91/EC		



## THE ACCOMMODATION COMPRISES

### ON THE GROUND FLOOR

#### ENTRANCE

Composite front door to porch with tiled floor. Inner glass door.

#### RECEPTION HALL



Laminate wood flooring.

#### LIVING ROOM 15'1" x 12'9" (4.6 x 3.9)



Laminate wood flooring.

#### KITCHEN / DINING 19'4" x 10'9" (5.9 x 3.3)



Beautifully fitted kitchen with an extensive range of high and low level units, integrated appliances to include fridge / freezer, dishwasher, washing machine, oven with 4 ring gas hob & extractor fan, 1.5 stainless steel sink unit with drainer & mixer tap, part tiled walls, laminate wood flooring. PVC double doors to enclosed rear garden.

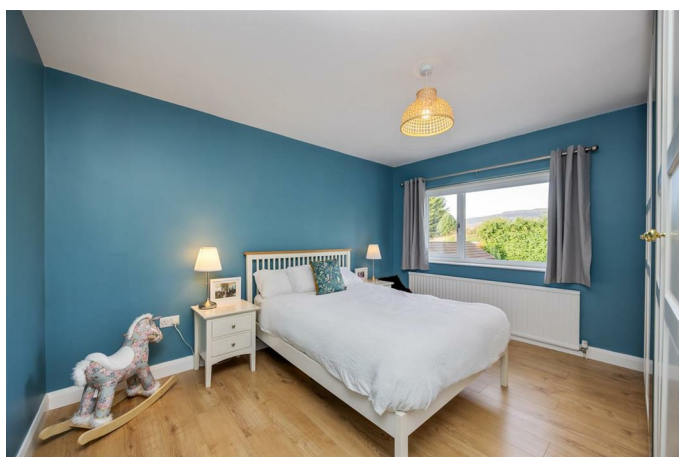


## ON THE FIRST FLOOR

### BEDROOM ONE 13'5" x 11'1" (4.1 x 3.4)



### BEDROOM TWO 12'9" x 11'1" (3.9 x 3.4)



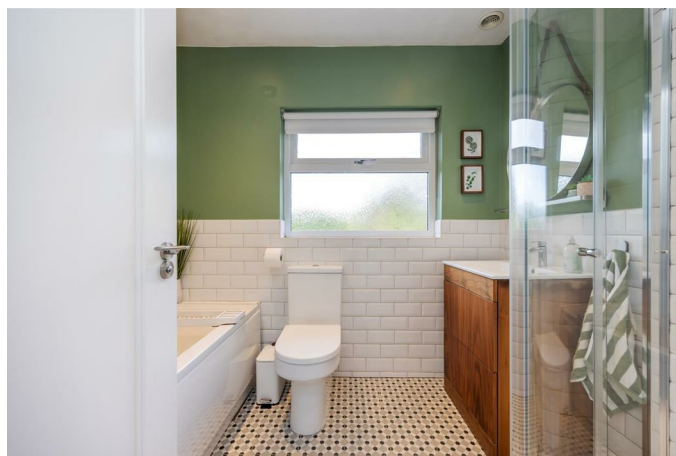
Laminate wood floor.

### BEDROOM THREE 8'10" x 7'10" (2.7 x 2.4)



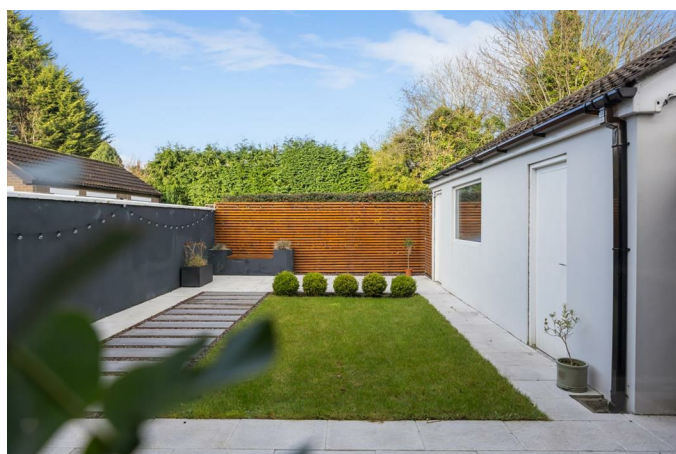
Laminate wood floor.

## BATHROOM



Contemporary white suite comprising bath, low flush W.C, wash hand basin with vanity unit below, enclosed shower, part tiled walls, tiled flooring.

## OUTSIDE

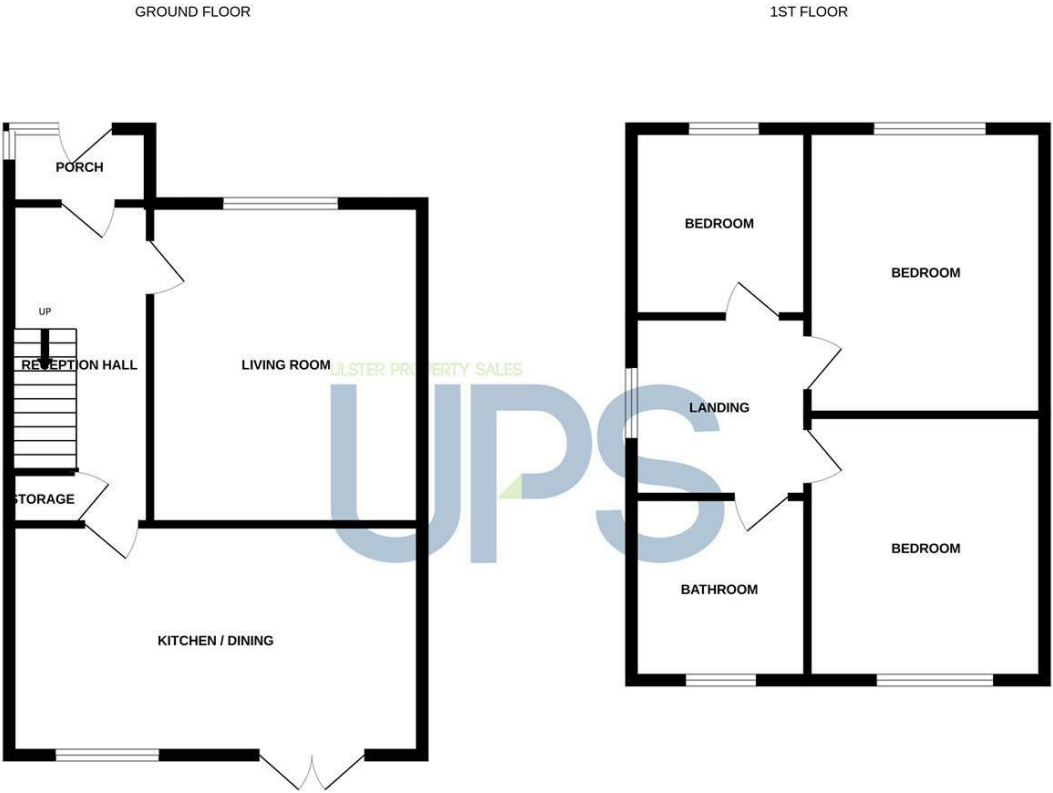


Enclosed landscaped garden to rear in lawn. Detached garage. Front garden in lawn. Large driveway to front providing ample off street parking.





Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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