



## 13 Broadway Link, Belfast, BT12 6EX

**Offers Over £185,000**

We are pleased to present this excellent three bedroom semi-detached property located just between Tates Avenue & Donegall Road in South Belfast. Constructed in 2019 this bright and spacious home comprises spacious living room, modern kitchen open plan to dining area, downstairs w.c, three good sized bedrooms and first floor bathroom suite. Further benefits include gas fired central heating, PVC double glazed windows and an enclosed back garden with a south west facing aspect. Early viewing is recommended.

- Beautiful Semi Detached Home
- Spacious Living Room
- Downstairs W.C
- Fully PVC Double Glazed Windows / Gas Fired Central Heating
- Convenient Location
- Three Generous Bedrooms
- Modern Kitchen With Dining Space
- White Bathroom Suite
- Ideal For A First Time Buyer Or Young Family
- EPC B82

Energy Efficiency Rating		Current	Potential
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		82	82

EU Directive 2002/91/EC

**THE ACCOMODATION COMRPISES  
ON THE GROUND FLOOR  
ENTRANCE**



Composite front door with glass panels.

**LIVING ROOM 17'0" x 10'9" (5.2 x 3.3)**



Access to rear garden.



**KITCHEN / DINING 17'0" x 9'2" (5.2 x 2.8)**



Modern kitchen with an excellent range of high and low level units, stainless steel sink unit with mixer tap, built in oven with 4 ring gas hob, integrated washing machine, extractor fan, under lighting, part tiled walls and tiled flooring.



**SEPARATE W.C**



White suite to comprising low flush w.c, pedestal wash hand basin with mixer tap, part tiled walls and tiled floor.

**ON THE FIRST FLOOR**

### BEDROOM ONE 11'5" x 10'2" (3.5 x 3.1)



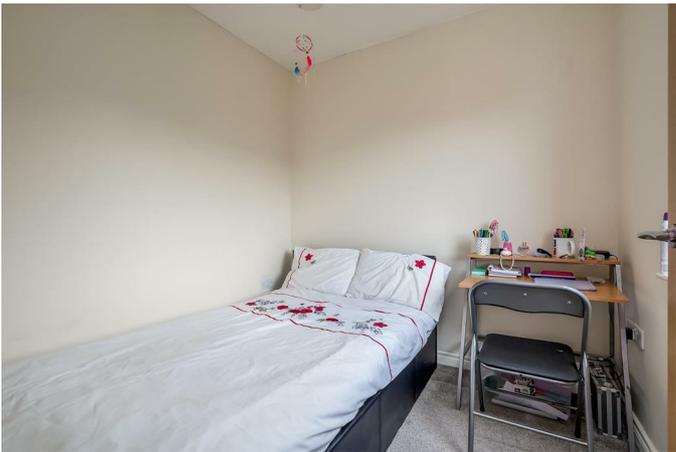
Built in sliding mirrored robes.

### BEDROOM TWO 11'5" x 8'10" (3.5 x 2.7)



Built in sliding mirrored robes.

### BEDROOM THREE 7'10" x 7'2" (2.4 x 2.2)



### BATHROOM



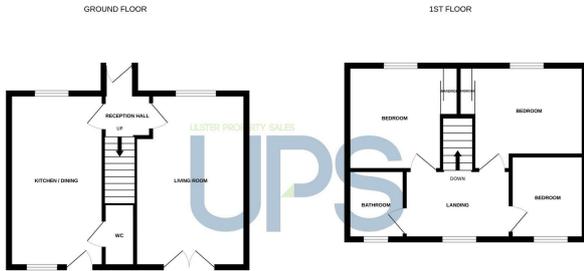
A modern bathroom with a white suite to include low flush w.c, pedestal wash hand basin with mixer tap, part tiled walls and tiled floor.

### OUTSIDE



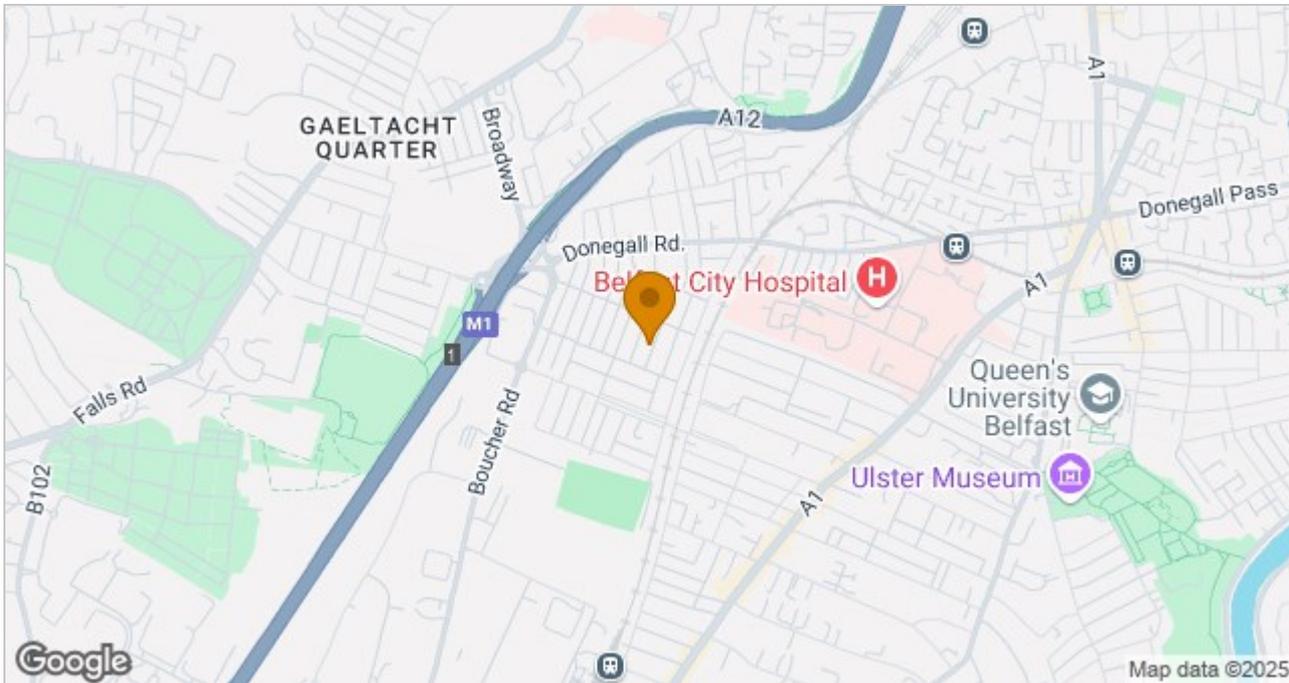
Paved area to front with dedicated on-street parking. Large enclosed garden to rear, with a south west aspect. Outside tap and garden shed.

# Floor Plan



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, ceilings and any other areas are approximate and are intended to guide only, and are not intended to be relied upon for any legal or other purposes. The plans are for illustrative purposes only and should be used to assist the prospective purchaser. The plans, layout and appearance shown here are not intended to be a guarantee or to be relied upon in any way.  
Made with Mapbox 10/25

# 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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