



13 Broadway Link, Belfast, BT12 6EX

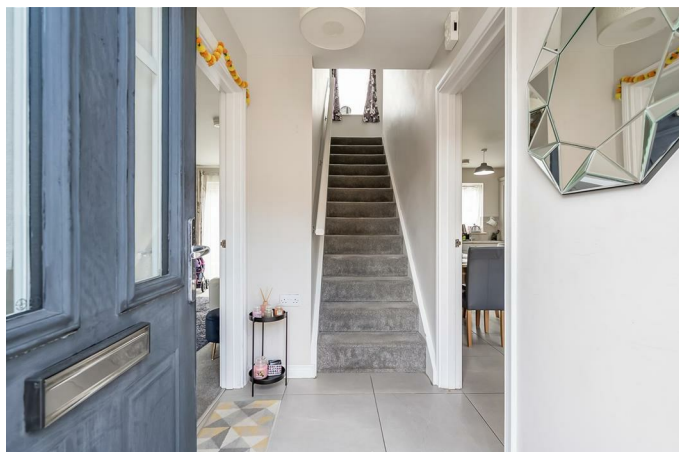
Offers Over £185,000

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
Very energy efficient - lower running costs		
(92-100) 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		
	82	82
Northern Ireland		
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)



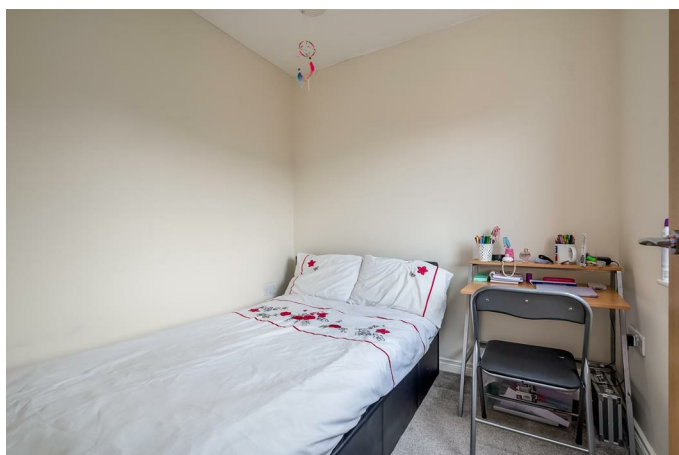
Built in sliding mirrored robes.

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



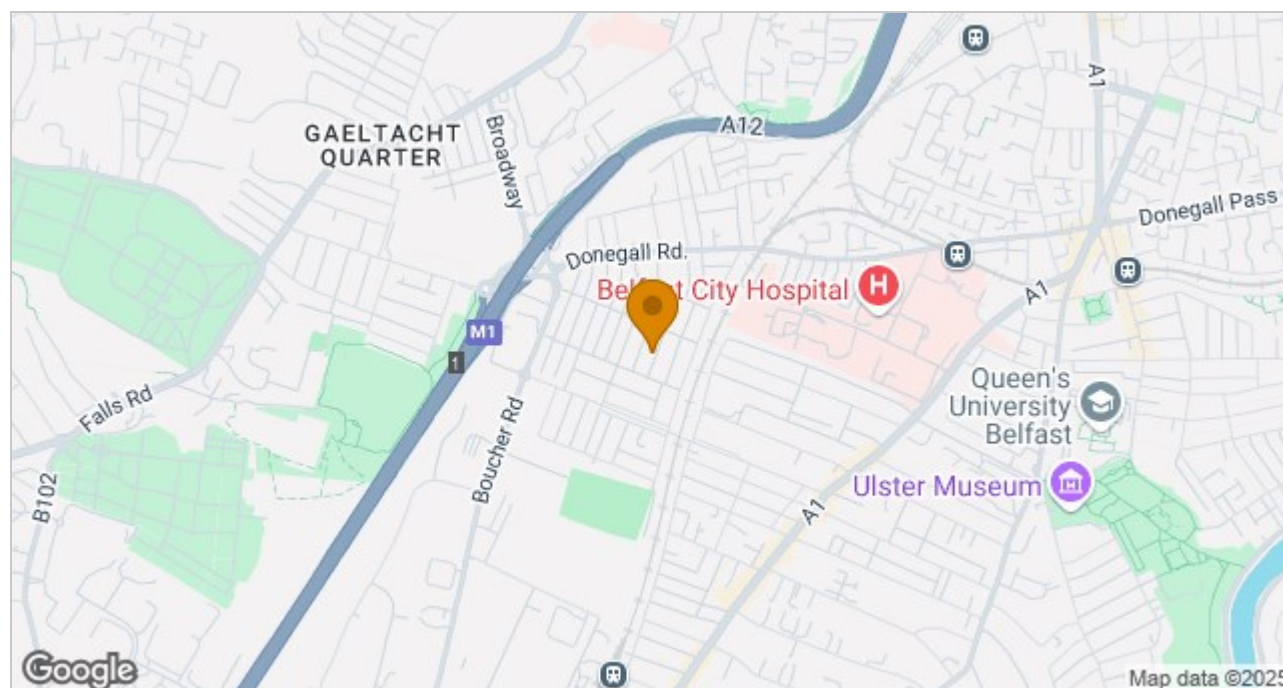
Paved area to front with dedicated on-street parking. Large enclosed garden to rear, with a south west aspect. Outside tap and garden shed.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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.

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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