



ULSTER PROPERTY SALES

UPS

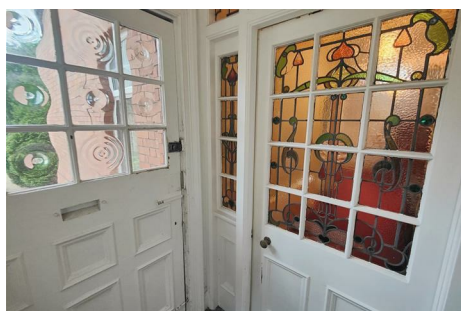
CAVEHILL BRANCH

194 Cavehill Road, Belfast, BT15 5EX

028 9072 9270

cavehill@ulsterpropertysales.co.uk

NETWORK STRENGTH - LOCAL KNOWLEDGE



3 Ballygomartin Road , Belfast, BT13 3LA

**Offers In The Region Of
£250,000**

Magnificent Period Detached Residence Holding a Prime Site Overlooking Woodvale Park

An imposing period detached residence holding a prime mature site within this highly desirable residential location. The generously proportioned interior comprises 4 bedrooms, plus study, 4 reception rooms, superb open plan fitted kitchen with dining and living areas with log burner plus family bathroom in white suite with separate wc. The dwelling further offers oil fired central heating, downstairs furnished cloakroom room and retains much period detail to include antique fireplaces, leaded light detail and high cornice ceilings. The dwelling has benefited from re-roofing in past years and has been maintained to a good standard but offers the perfect opportunity for re-modernisation.

Fabulous outbuildings and a wooden garage with ample carparking and mature private gardens combines with the perfect location with leading schools, public parks and leisure facilities all within walking distance.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	58	59
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC

3 Ballygomartin Road

, Belfast, BT13 3LA



- Handsome Period Detached Residence
- Feature Open Plan Kitchen- Living -Dining
- Classic White Bathroom Suite
- Garage With Amply Carparking
- 4 Bedrooms Plus Study
- Upvc Double Glazed Windows
- Downstairs Furnished Cloakroom
- 4 Reception Rooms
- Oil Fired Central Heating
- Extensive Gardens And Outbuilding

Enclosed Entrance Porch

Original entrance door, ceramic tiled floor.

Entrance Hall

Leaded light vestibule door, cornice ceiling, panelled radiator, understairs storage.

Furnished Cloakroom

White suite comprising low flush wc, wash hand basin,

Lounge

19'0" x 13'11" (5.81 x 4.25)

Attractive fireplace, cast iron inset, two panelled radiators, freeze, cornice ceiling.

Livingroom into Bay

19'0"x 17'3" (5.81x 5.26)

Hardwood fireplace with tiled inset, panelled radiators, cornice ceiling.

Kitchen - Living- Dining

29'5" x 10'9" (8.98 x 3.30)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, stainless steel canopy extractor fan, american fridge/freezer housing, tall larder, integrated dishwasher,

splash back, recessed lighting, ceramic tiled floor.

Dining Area

Upvc double glazed patio doors, recessed lighting.

Living Area

Wood burning stove, panelled radiator.

Extended Snug

13'3" x 8'1" (4.06 x 2.48)

Upvc double glazed rear door.

First Floor

Landing, leaded light window, cornice ceiling, hotpress/copper cylinder, panelled radiator.

Bedroom

18'0" x 13'7" (5.49 x 4.15)

Range of built in robes with cupboards above, panelled radiator, cornice ceiling, vanity unit.

Bedroom

14'5" x 14'0" (4.40 x 4.27)

Vanity unit, 2 panelled radiators, cornice ceiling.

Bedroom

10'6" x 9'11" (3.21 x 3.03)

Panelled radiator.

Bedroom

12'2" x 10'9" (3.71 x 3.29)

Bathroom

White suite comprising panelled bath, telephone hand shower, shower cubicle, electric shower, vanity unit, low flush wc, partly tiled walls, panelled raidator.

Separate W/C

Low flush wc, leaded light window, and entrance door.

Study

6'8" x 5'11" (2.05 x 1.81)

Leaded light window

Out Buildings

15'11" x 8'0" (4.87 x 2.45)

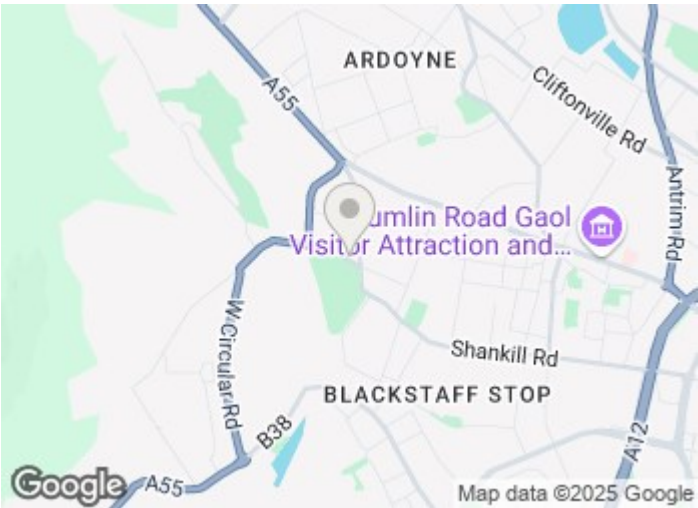
Light and power, oil fired boiler, plumbed for washing machine, tumble dryer space,

Outside

Gardens front and extensive rear in lawn, shrubs and flowerbeds, driveway, outside light and tap. oil tank

Detached Garage

Carparking bay,



Directions



Floor Plan

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.

