

120 Ballygomartin Road , Belfast, BT13 3NE

**Offers In The Region Of
£99,950**

Impressive Period Red Brick End Of Terrace With Rear Garden.

A unique opportunity to purchase a beautifully maintained and presented end of terrace over flowing with period detail. The spacious interior comprises 3 bedrooms, 2 reception rooms, kitchen with rear lobby area offering further development potential and white bathroom suite. The dwelling further offers upvc double glazed and single glazed windows, oil fired central heating, attractive fireplace and period detail throughout. A south facing rear garden with car parking to rear combines with a most convenient location to make this a home worthy of your immediate attention.

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			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	

120 Ballygomartin Road

, Belfast, BT13 3NE



- Handsome Period Town Terrace
- Rear South Facing Garden
- Fitted Kitchen
- White Bathroom Suite
- Car Parking To Rear
- Highly Regarded Location
- 3 Bedrooms 2 Reception Rooms
- Double Glazed and Single Glazed Windows

Entrance Hall

Mahogany entrance door. wood strip floor, panelled radiator, cornicespace, under stairs cloaks, panelled ceiling.

Lounge into Bay

15'4" x 11'1" (4.68 x 3.38)
Feature tiled fireplace, cornice ceiling, double panelled radiator, picture rail.

Dining Room

12'0" x 11'11" (3.66 x 3.64)
Attractive hardwood fireplace, tiled inset, double panelled radiator.

Kitchen

15'3" x 7'7" (4.67 x 2.33)
Single drainer stainless steel sink unit, range of high and low level

units, formica worktops, cooker space, tall larder, fridge/freezer radiator.

Rear Lobby

Shelfed.

First Floor

Landing

Bedroom

10'7" x 8'0" (3.24 x 2.44)
Panelled radiator

Bathroom

White suite comprising disabled shower, electric shower unit, pedestal wash hand basin, low flush wc, partly tiled walls, hot-press.

Bedroom

12'1" x 9'3" (3.70 x 2.83)
Panelled radiator

Bedroom into Bay

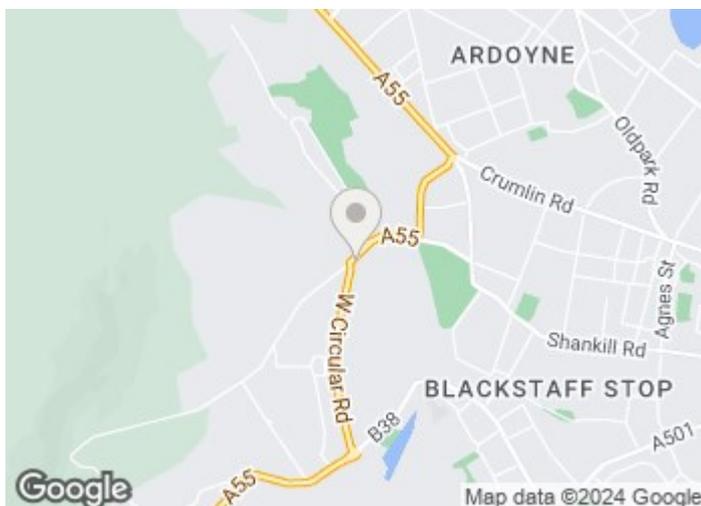
15'8" x 15'6" (4.78 x 4.73)
Feature slate fireplace tiled inset, panelled radiator

Roofspace

Sligsby type ladder, floored electric light

Outside

Forecourt , enclosed rear yard, boiler house oil fired central heating boiler, outside light and tap, oil tank.
Rear Garden in lawns and flower beds.
Carparking bay.

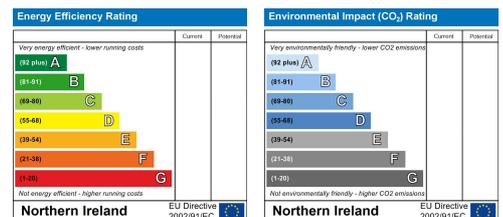


Directions



Floor Plan

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