

## 177 Ballygomartin Road , Belfast, BT13 3NA

**Offers Around £152,500**

Extended 4 Bedroom Town House Refurbished To "Show House" Standards.

Holding a prime position on this highly regarded section of the Ballygomartin Road, with landscaped low maintenance gardens, the beautifully presented accommodation comprises 4 double bedrooms, through lounge with wood burning stove, recently fitted high gloss kitchen and luxury bathroom suite. The dwelling further offers gas central heating, uPvc double glazed windows & doors and quality flooring and decoration throughout. To the rear is a practical covered patio leading on to a delightfully private landscaped rear with artificial grass, flower beds and a superb garden room - an ideal barbeque space for the family to enjoy.

This beautiful home offers driveway parking via the bespoke steel gates and has been presented to the highest standards throughout. Offering the growing family luxury living, with the many amenities of the Shankill Road close to hand and the City Centre just a short commute away - Early Viewing is highly recommended to appreciate the accommodation on offer.

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



# 177 Ballygomartin Road

, Belfast, BT13 3NA



- Extended 4 Bedroom Town House Refurbished To "Show House" Standards
- Recently Fitted Luxury High Gloss Kitchen
- Covered Patio, Delightfully Private Low Maintenance Gardens, Garden Room
- Highly Regarded Ballygomartin Road Location Close To City
- 4 Double Bedrooms
- Recently Installed Luxury Fully Tiled Bathroom Suite
- Excellent Driveway Parking Via Bespoke Entrance Gates
- 28 ft Through Lounge With Wood Burning Stove
- Recent Gas Heating, Upvc Double Glazing Throughout
- Imposing Victorian Family Home Finished to "Show House" Finish

### Entrance Porch

Composite front door.

### Entrance Hall

Wood effect pvc flooring.

### Through Lounge

28'6 x 10'5 into bay (8.53m`1.83m x 3.05m`1.52m into bay)

Wood effect pvc flooring. Wood burning stove.

### Luxury Kitchen

19'1 x 6'5 (5.79m`0.30m x 1.83m`1.52m)

Feature black pvc sink unit with mixer tap. Excellent range of high gloss high and low level units. Feature "straight edge" formica worktops. Built-in oven and induction hob.

Feature glass splash back. Feature under unit lighting. Fridge freezer space. Plumbed for washing machine.

Laminate wooden flooring. Pvc door to rear.

### First Floor

#### Luxury Bathroom

Luxury white suite comprising paneled bath, handset shower, low flush wc, pedestal wash hand basin with vanity unit.

#### Bedroom 1

10'9 x 9'6 (3.05m`2.74m x 2.74m`1.83m)

Rear aspect.

#### Bedroom 2

11'9 x 11'4 (3.58m x 3.45m)

Front aspect.

### Second Floor

#### Bedroom 3

10'9 x 8'5 (3.05m`2.74m x 2.44m`1.52m)

Rear aspect.

#### Bedroom 4

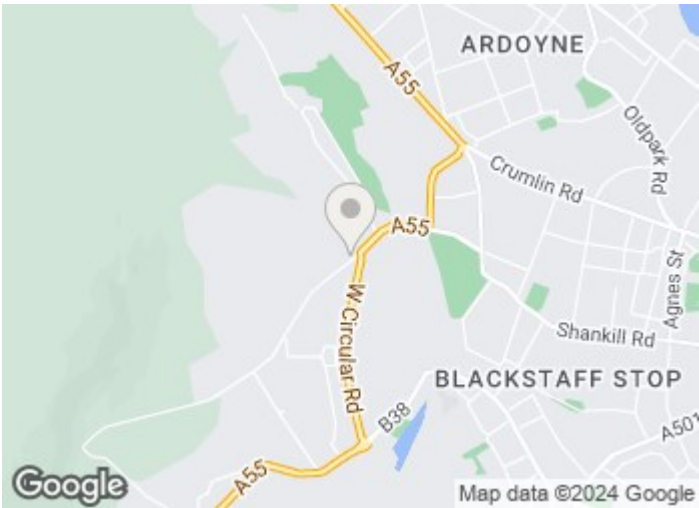
14'8 x 11'8 (4.27m`2.44m x 3.35m`2.44m)

Front aspect.

### Outside

Front - Bespoke gates. Driveway parking.

Rear - Covered patio, artificial grass, mature flower beds, external lighting. Garden room/barbeque area.



### Directions







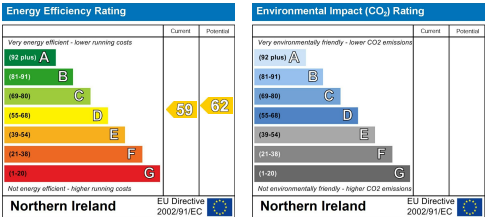
Floor Plan

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Total Area: 110.8 m² ... 1192 ft²  
All measurements are approximate and for display purposes only

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