



ULSTER PROPERTY SALES

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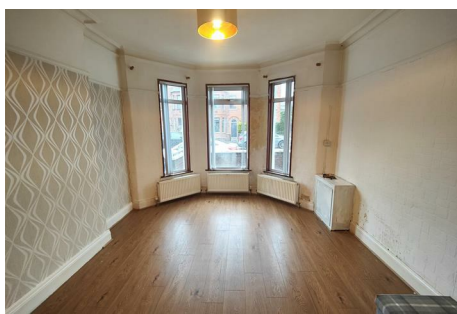
CAVEHILL BRANCH

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NETWORK STRENGTH - LOCAL KNOWLEDGE



6 Ballygomartin Road , Belfast, BT13 3LD

Offers Over £105,000

Extended Period Semi Detached Villa Holding a Prime Site Within This Highly Residential Location Off The Ballygomartin Road.

A magnificent opportunity to purchase an extended and modernised period semi detached villa situated within this ever popular location. The extended interior comprises 3 bedrooms, 2 reception rooms with through lounge and extended dining area, extended fitted kitchen and modern white bathroom suite. The dwelling further offers uPvc double glazed windows, recently fitted gas fired central heating, extensive use of wood laminate floor coverings and has been maintained and presented to a high standard over the years. Private gardens to front and rear combines with a most convenient location and low outgoings to make this the perfect home for young and old alike.

Immediate viewing strongly recommended.

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

6 Ballygomartin Road , Belfast, BT13 3LD



- Extended Period Semi Detached Villa
- Fitted Kitchen
- Gas Central Heating
- 3 Bedrooms
- Modern White Bathroom Suite
- Extensive Use Of Wood Laminate Floor Coverings
- 2 Reception Rooms
- Upvc Double Glazed Windows
- Prime Site Within This Highly Residential Location

Entrance Hall

Through Lounge

26'3" x 11'8" (8.02 x 3.57)

Attractive fireplace, cornice ceiling, wood laminate floor, patio doors to dining area.

Dining Area

11'2" x 7'11" (3.42 x 2.43)

Panelled walls, recessed lighting, wood laminate floor, double panelled radiator, uPvc patio doors to rear.

Kitchen

12'9" x 6'1" (3.90 x 1.87)

Single drainer stainless steel sink unit, range of high and low level

units, formica worktops, built-in under oven and hob, stainless steel extractor fan, fridge/freezer space, plumbed for washing machine, partly tiled walls.

First Floor

Landing, cornice ceiling.

Bathroom

Modern white bathroom suite comprising walk-in shower, drench shower, pedestal wash hand basin, low flush wc, pvc walls and ceiling, built-in storage, concealed gas boiler, recessed lighting.

Bedroom

9'10" x 9'2" (3.02 x 2.81)

Panelled radiator, cornice ceiling

Bedroom

8'3" x 13'0" (2.54 x 3.98)

Panelled radiator

Bedroom

10'11" x 6'11" (3.33 x 2.11)

Wood laminate floor, panelled radiator.

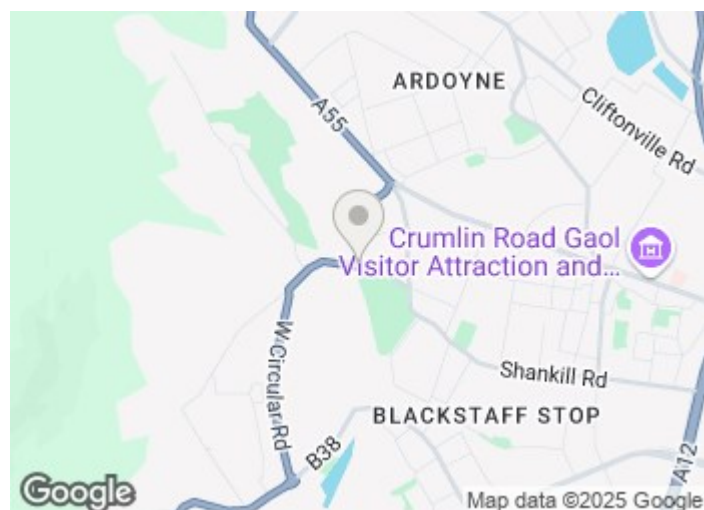
Roofspace

15'8" x 14'8" (4.78 x 4.49)

Velux window

Outside

Hard landscaped gardens front and rear, garden shed, outside light.



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.

