



ULSTER PROPERTY SALES

# UPS

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NETWORK STRENGTH - LOCAL KNOWLEDGE



## 232 Ballygomartin Road , Belfast, BT13 3NC

**Offers Over £75,000**

Cash Offers Only - Fantastic Opportunity To Purchase An Orlit Built Semi Detached Villa With Private Gardens Holding A Prime Ballygomartin Road Position.

Holding a prime position just off the ever popular Ballygomartin Road this semi detached villa will have immediate appeal. The spacious interior comprises 3 bedrooms, through lounge, fitted kitchen and white bathroom suite. The dwelling further offers downstairs furnished cloakroom, gas fired central heating, double glazed windows in hardwood frames and pvc fascia, eaves and replacement rainwater goods. This much loved family home has been well maintained but now offers the canny buyer a superb opportunity to maximise the obvious potential. Externally the private gardens and superb position add to the obvious appeal. Orlit concrete houses are made of precast reinforced concrete (PRC) - Cash Offers Only.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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



# 232 Ballygomartin Road

, Belfast, BT13 3NG



- Semi Detached Villa With Private Gardens
- White Bathroom Suite
- Double Glazed Windows In Hardwood Frames
- Superb Potential Cash Offers Only
- 3 Bedrooms, Through Lounge
- Downstairs Furnished Cloakroom
- Private Gardens Driveway Potential
- Fitted Kitchen
- Gas Central Heating
- Orlit concrete houses are made of precast reinforced concrete (PRC).

## Entrance Hall

Hardwood entrance door, double panelled radiator, built-in storage.

## Furnished Cloakroom

White suite comprising low flush WC, vanity unit, pvc panelled walls, pvc ceiling, ceramic tiled floor.

## Storage

7'11" x 5'1" (2.43 x 1.55)

## Kitchen

11'5" x 10'2" at widest (3.48 x 3.11 at widest)  
Stainless steel sink unit, excellent range of high and low level units, formica worktops, cooker space,

integrated extractor, fridge freezer space, plumbed for washing machine, partly pvc panelled walls, pvc ceiling, Lvf flooring, panelled radiator, built-in storage, concealed gas boiler, hardwood door to rear.

## First Floor

Landing, access to roofspace.

## Bathroom

White suite comprising panelled bath, wash hand basin, panelled radiator.

## Bedroom

14'6" x 9'6" at widest (4.42 x 2.91 at widest)  
Panelled radiator, picture rail, built-in storage.

## Bedroom

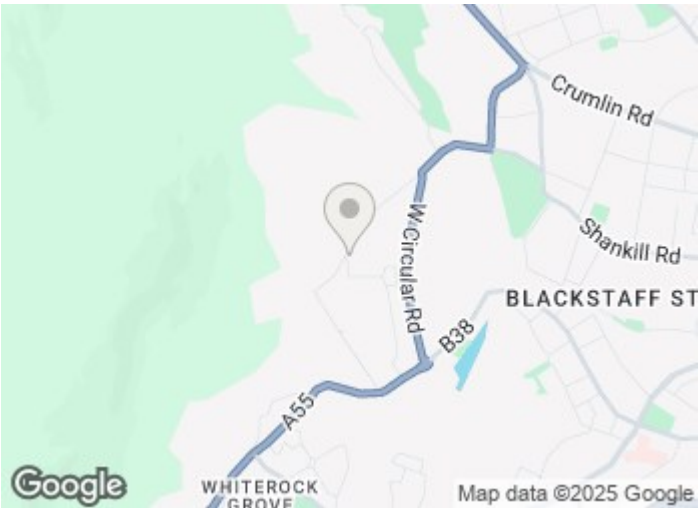
14'7" x 12'4" (4.47 x 3.77)  
Panelled radiator.

## Bedroom

7'8" x 8'10" (2.34 x 2.70)  
Panelled radiator.

## Outside

Front garden in paved paths, mature lawn. Rear garden with outdoor storage.



## Directions



Floor Plan

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