

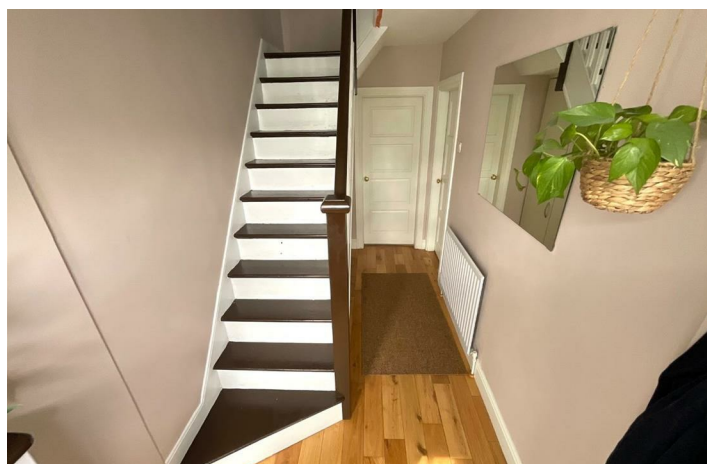
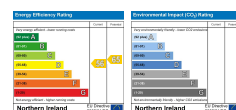


201 Ballygomartin Road

Belfast, BT13 3NB

Offers in the region of

£169,950



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A superbly presented semi-detached villa in a highly sought after residential location which will be of great appeal to first-time buyers and growing families in particular. Tastefully decorated throughout this dwelling is 'move in' ready and early viewing is strongly encouraged.

Internally the home comprises entrance hallway, open plan reception with dining space and open fire, modern fitted kitchen, luxury three piece bathroom suite and three bedrooms. Outside there is a mature elevated garden to the front and a private fully enclosed garden with decked area to the rear.

The property further benefits from gas fired central heating and Upvc double glazing.

201 Ballygomartin Road is ideally situated close to many leading shops and amenities including Ballygomartin Tesco and Woodvale Park. Transport links in to Belfast are second to none with the closest bus stop located just seconds from the front door!!

Contact Rea Estates NOW for further details or to arrange an appointment to view.

Ground Floor

Entrance Hallway

Hardwood front door with glass insets, hardwood flooring, under stair storage, enclosed electricity meter, panelled radiator, stairs leading to first floor

Living Room 22'4" x 9'10" (6.81m x 3.02m)

Dual aspect bay windows allowing for plenty of natural light, hardwood flooring, tiled fireplace with brick surround and open fire inset, 2 double panelled radiators, ample dining space

Kitchen 14'11" x 6'2" (4.55m x 1.88m)

Modern fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel sink and drainer with mixer tap, integrated gas oven with extractor hood, integrated fridge freezer, plumbed for a washing machine, tiled flooring, double panelled radiator, access to rear garden

First Floor

Landing

Access to floored roof space via pull down ladder

Bathroom 5'10" x 5'7" (1.79m x 1.72m)

Luxury three piece bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath with rainfall shower overhead, vinyl flooring, heated towel rail

Front Bedroom 12'5" x 9'7" (3.81m x 2.94m)

Into bay, double panelled radiator, stunning city views

Rear Bedroom 9'11" x 9'8" (3.03m x 2.96m)

Panelled radiator, views overlooking Blackmountain

Third Bedroom 6'4" x 6'1" (1.94m x 1.87m)

Wood laminate flooring, panelled radiator, stunning city views

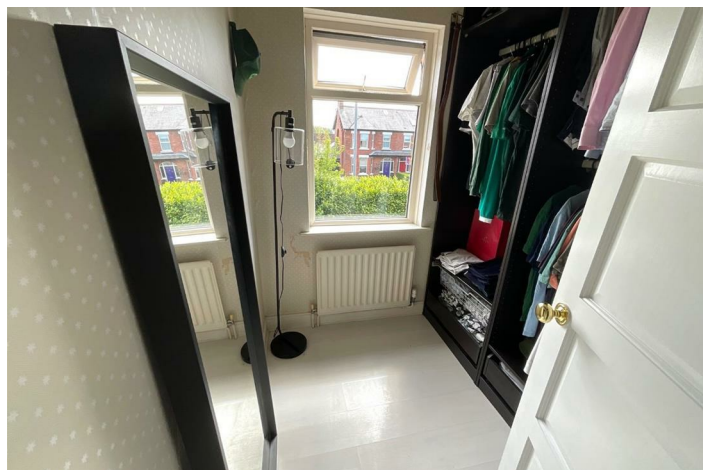
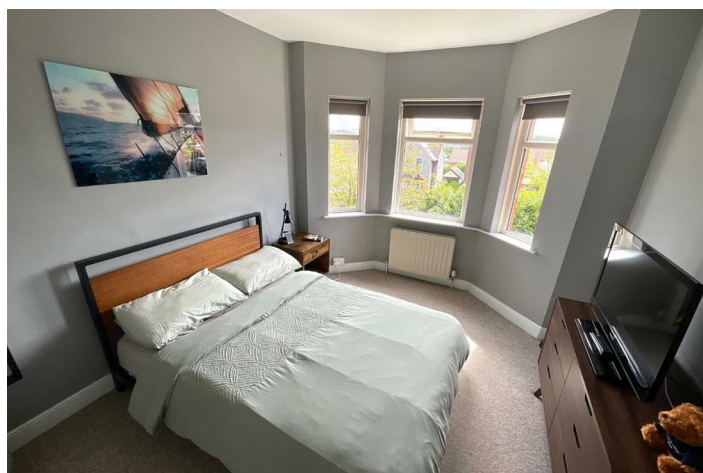
Outside

Front

Elevated garden laid out in lawn with mature privacy hedging, steps up to front door

Rear

Private and fully enclosed garden laid out in lawn with mature privacy hedging and elevated decked area, enclosed storage shed



Road Map



Hybrid Map



Terrain Map



Floor Plan

VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.