

## 163 Ballygomartin Road , Belfast, BT13 3NA

**Offers In The Region Of  
£119,950**

A Handsome Period Red Brick Town Terrace Set Within This popular Section Of The Ballygomartin Road . Holding a prime main road position, this attractive red brick period town terrace will have immediate appeal. The spacious interior comprises, 4 bedrooms, 2 reception rooms with lounge into bay, fitted kitchen with built-in under oven and hob integrated fridge freezer and bathroom in modern white suite. The dwelling further offers upvc double glazed windows and exterior doors, gas fired central heating and has benefited from comprehensive modernisation works in past years. The vendor has maintained and presented the property to a good standard over the years and offers the perfect accommodation for the young married couple or investor alike.

Immediate Inspection Highly Recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	



# 163 Ballygomartin Road

, Belfast, BT13 3NA



- Modernised Red Brick Period Town Terrace
- Classic White Bathroom
- Extensively Refurbished Early 2000's
- 4 Bedrooms 2 Reception Rooms
- Gas Fired Central Heating
- Superb Main Road Position
- Excellent Fitted Kitchen
- Upvc Double Glazed Windows

## Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator.

## Lounge into Bay

13'10" x 9'9" (4.23 x 2.99)

Hole in wall fireplace, 3 panelled radiator, picture rail, corniced ceiling.

## Living Room

14'9" x 9'9" (4.52 x 2.99)

Understairs storage, panelled radiator.

## Kitchen

10'4" x 9'9" (3.17 x 2.99)

Single drainer stainless steel sink unit, extensive range of high and

low level units, formica work tops, built-in under oven and hob, stainless steel canopy extractor fan, integrated fridge/freezer, ceramic tiled floor, panelled radiator.

## First Floor

Landing

## Bathroom

Classic white suite comprising panelled bath, shower screen, pedestal wash hand basin, low flush wc, partly tiled walls, panelled radiator, recessed lighting.

## Bedroom

11'3" x 8'7" (3.44 x 2.62)

Panelled radiator.

## Bedroom

13'6" x 11'2" (4.14 x 3.42)

Panelled radiator.

## Second Floor

Positive input ventilation system.

## Bedroom

11'3" x 7'4" (3.43 x 2.24)

Velux rooflight, panelled radiator.

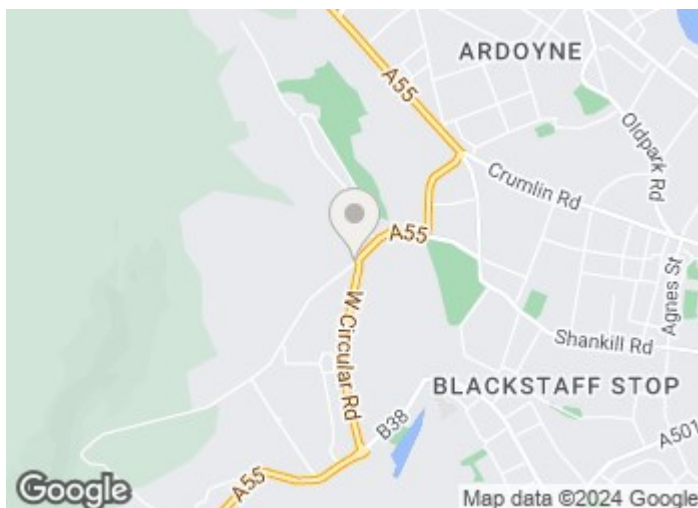
## Bedroom

13'5" x 10'8" (4.09 x 3.27)

Panelled radiator.

## Outside

Front forecourt, enclosed rear yard, covered area plumbed for washing machine, boiler house, gas boiler, outside light and tap, separate wc.

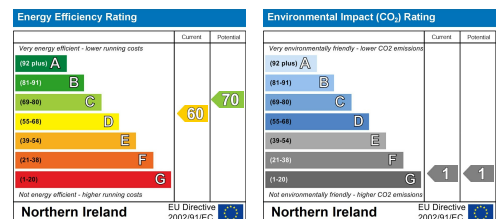


## Directions



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



ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN  
028 9060 5200

BALLYNAHINCH  
028 9756 1155

CAUSEWAY COAST  
0800 644 4432

FORESTSIDE  
028 9064 1264

NEWTOWNARDS  
028 9181 1444

BALLYHACKAMORE  
028 9047 1515

BANGOR  
028 9127 1185

CAVEHILL  
028 9072 9270

GLENGORMLEY  
028 9083 3295

RENTAL DIVISION  
028 9070 1000

BALLYMENA  
028 2565 7700

CARRICKFERGUS  
028 9336 5986

DOWNPATRICK  
028 4461 4101

MALONE  
028 9066 1929



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
@Ulster Property Sales is a Registered Trademark