

ULSTER PROPERTY SALES

UPS

**BALLYHACKAMORE BRANCH**

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NETWORK STRENGTH – LOCAL KNOWLEDGE



**45 GARNERVILLE ROAD, BELFAST, BT4 2QQ**

**OFFERS OVER £189,950**

An excellent, deceptively spacious three bedroom semi-detached home offering fantastic accommodation and superb views with balcony overlooking a South facing garden.

The accommodation comprises of bright spacious entrance hall, good size lounge with attractive fireplace, and sliding patio doors to balcony. Good size kitchen to include extensive range of units, partly tiled walls and generous dining area. Three double bedrooms including bedroom two with sliding patio doors to second balcony and access to rear garden.

The property benefits from attractive upgraded internal Oak doors and new PVC double glazed windows. Furthermore, oil fired central heating, good size lawn to front with tarmac driveway, and enclosed South facing rear garden with large patio and lawn area, including mature trees and garden shed.

Situated in a convenient area, close to both Holywood and East Belfast, this property is the perfect option for families and young professionals wanting to have easy access to many local amenities and arterial routes to Belfast city centre and beyond.



## Key Features

- Excellent Semi-Detached Property In Convenient Location
- Spacious Kitchen With Generous Sized Dining Area
- Bathroom With Electric Shower Over Bath & Ceramic Tiled Flooring
- South Facing Garden With Large Patio, Lawn & Garden Shed
- Good Size Lounge With Fireplace And Patio Doors To Balcony
- Three Double Bedrooms, One With Second Balcony
- Oil Fired Central Heating System & uPVC Double Glazed Windows
- Popular Location Close To Arterial Routes & Belfast City Airport



### Accommodation Comprises

#### Entrance Hall

Wood laminate flooring. Cloak cupboard.

#### Lounge

15'9 x 10'6

Attractive cast iron fireplace with carved wooden surround and tiled hearth, sliding patio doors to balcony, wood laminate flooring.

#### Balcony

8'9 x 2'9

Tiled flooring. South facing with superb views.

#### Kitchen

11'6 x 10'6

Extensive range of high and low level units, formica work surfaces, inset single drainer, stainless steel sink unit with mixer tap, space for cooker, integrated extractor hood, space for under counter fridge and freezer, plumbing for washing machine, part tiled walls.

#### Bedroom 1

11'3 x 9'4

#### Bathroom

Coloured suite comprising panelled bath with electric shower and shower screen, pedestal wash hand basin and low flush WC. Part tiled walls, ceramic tiled flooring. Hotpress.

### Lower Ground Floor

#### Hall

Cupboard under stairs.

#### Bedroom 2

15'9 x 10'7

Wood laminate flooring. Sliding patio doors to:

#### Balcony

8'9 x 2'9

Paved with access to rear garden.

#### Bedroom 3

11'3 x 9'4

#### Outside

Front garden with lawn and tarmac driveway. Enclosed South facing rear garden with large patio and lawn with mature trees and boundary fence. Boiler house with oil fired boiler. Outside tap. Garden shed. Oil storage tank.





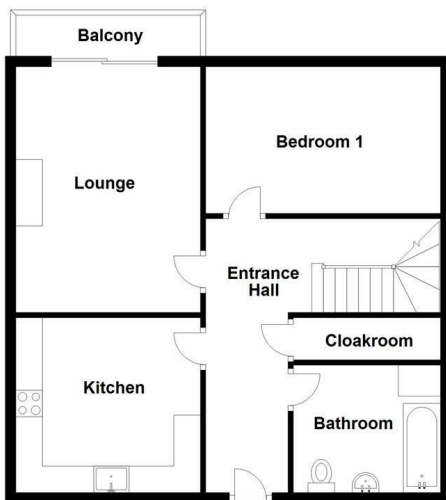






Ground Floor

First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Plan produced using PlanUp.

45 Garnerville Road, Belfast

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>	46	65
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 028 9047 1515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

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