



## 8 Broadway Link, Belfast, BT12 6EX

**Price Guide £225,000**

We are pleased to present this excellent three bedroom semi-detached property located just between Tates Avenue & Donegall Road in South Belfast. Constructed in 2019 this bright and spacious home comprises spacious living room, modern kitchen open plan to dining area, downstairs W.C, three good sized bedrooms and first floor bathroom suite. Further benefits include gas fired central heating and PVC double glazed windows. Outside there is an enclosed rear garden in lawn, garden shed and driveway providing off street parking for 2 cars. Early viewing is recommended.

- Recently Constructed Semi-Detached Home
- Three Good Sized Bedrooms
- Modern Kitchen With Range Of Integrated Appliances Open Plan To Dining Area
- Gas Fired Central Heating / PVC Double Glazing
- High Energy Rating
- Beautifully Presented Throughout
- Spacious Living Room
- Ground Floor W.C, First Floor Bathroom Suite
- Enclosed Rear Garden In Lawn With Patio / Driveway With Space For Two Cars
- Convenient To Belfast City Centre & Excellent Transport Links

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <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		



**THE ACCOMMODATION COMPRISES  
ON THE GROUND FLOOR  
ENTRANCE**



**LIVING ROOM 19'4" x 12'1" (5.9 x 3.7)**



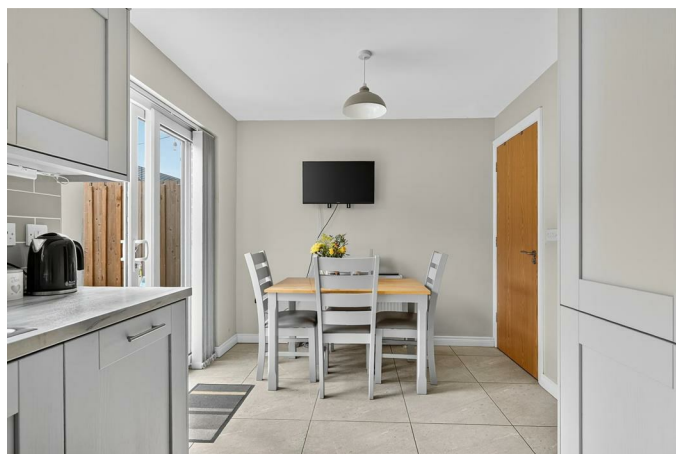
Tiled floor, feature electric wall mounted fire.

**KITCHEN / DINING 16'0" x 9'6" (4.9 x 2.9)**

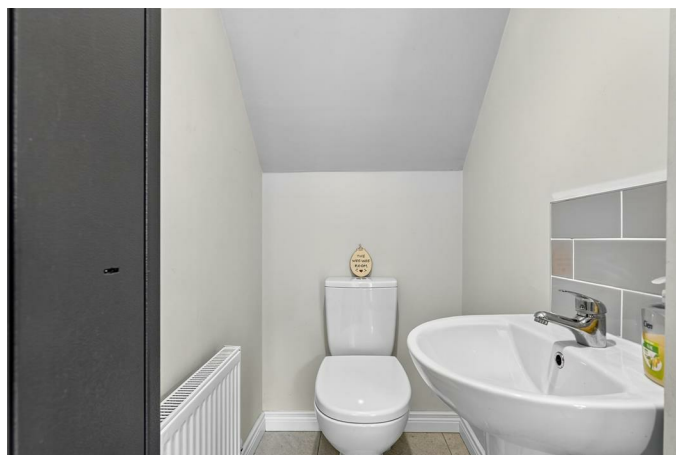


Modern kitchen with an excellent range of high and low level units, stainless steel sink unit with mixer tap, built in oven with 4 ring electric hob, integrated dishwasher,

extractor fan, under lighting, part tiled walls and tiled flooring.



**W.C**

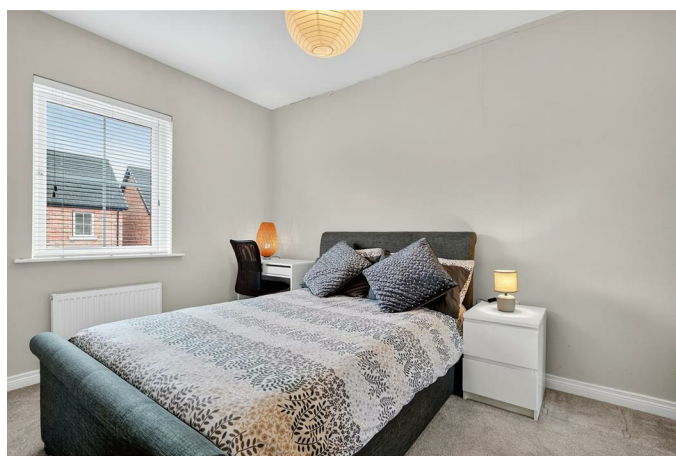


Low flush W.C, pedestal wash hand basin.

**ON THE FIRST FLOOR**

Access to floored roofspace via slingsby ladder.

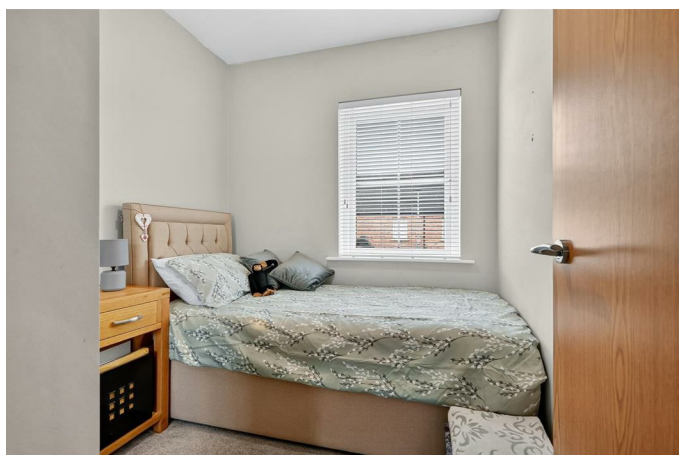
**BEDROOM ONE 13'1" x 8'6" (4.0 x 2.6)**



### BEDROOM TWO 12'5" x 8'6" (3.8 x 2.6)



### BEDROOM THREE 7'10" x 7'2" (2.4 x 2.2)



### BATHROOM



White suite comprising panel bath with shower over, pedestal wash hand basin, low flush W.C, part tiled walls, tiled floor.

### OUTSIDE

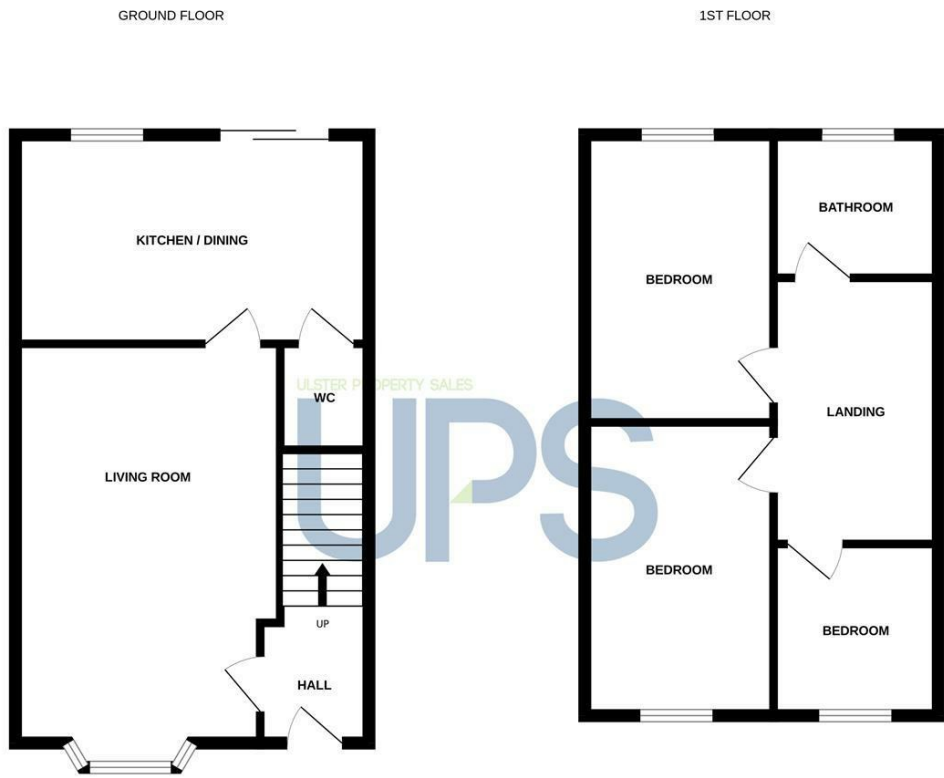


Enclosed garden to rear in lawn with paved patio area, garden shed ( plumbed for washing machine ) and outside lighting. Front driveway providing off street parking for two cars.



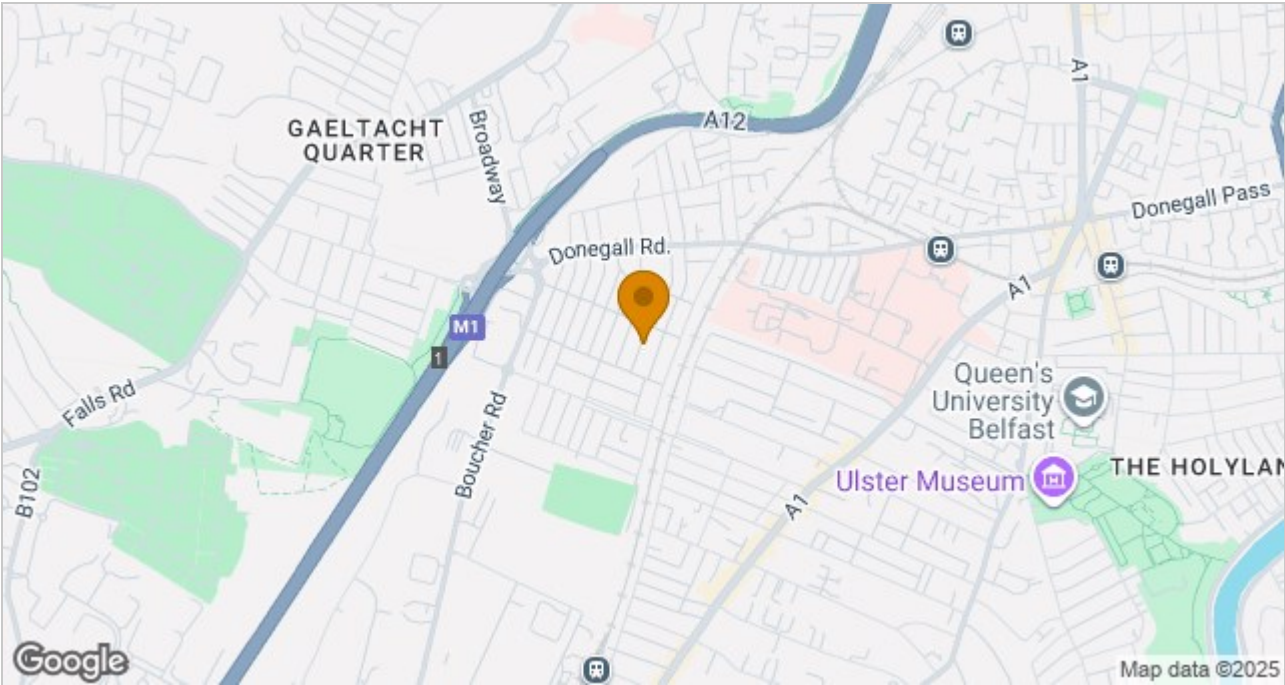


Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Area Map



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.

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