

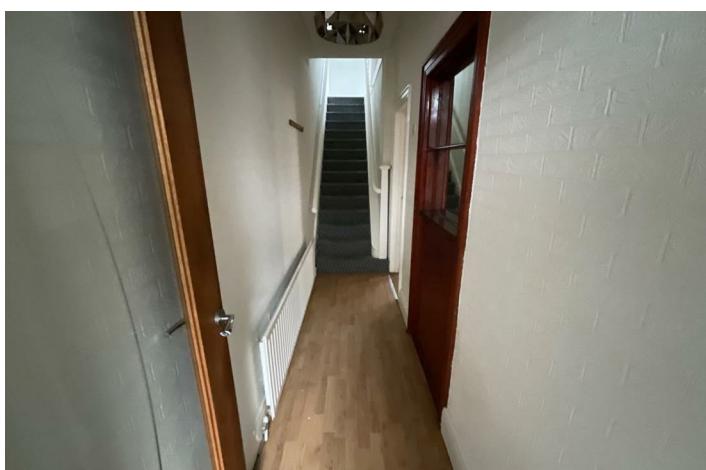


6 Ballygomartin Road

Belfast, BT13 3LD

Offers in the region of

£120,000



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A well proportioned and extended semi detached villa located in a highly regarded residential location which will appeal to first-time buyers, investors and growing families alike.

Internally the dwelling comprises entrance hallway, open plan reception, dining room, fitted kitchen, classic white bathroom suite and three bedrooms. Outside there are paved yards to the front and rear.

The property further benefits from a floored loft, gas fired central heating and upvc double glazing.

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

### Vestibule Entrance

PVC front door with glass inset, tiled flooring, wooden internal door with glass inset leading to:

### Hallway

Wood laminate flooring, panelled radiator, stairs leading to first floor

### Living Room 26'3" x 11'8" (8.02m x 3.57m)

Into bay, wood laminate flooring, 3 double panelled radiators, enclosed electricity meter, electric fire inset

### Dining Room 11'2" x 7'11" (3.42m x 2.43m)

Double panelled radiator, patio door leading to rear garden

### Kitchen 12'9" x 6'1" (3.90 x 1.87)

Fitted kitchen with both high and low level units, tiled splash backs and contrasting worktops, stainless steel bowl and a half sink and drainer with mixer tap, integrated oven and hob with extractor hood, plumbed for a washing machine

## First Floor

### Bathroom

Classic white bathroom suite including low flush WC, pedestal wash hand basin and free standing shower, PVC cladded walls and ceiling, recessed lighting, enclosed storage cupboard housing gas boiler, panelled radiator

### Bedroom 1 9'10" x 9'2" (3.02m x 2.81m)

Panelled radiator

### Bedroom 2 8'3" x 13'0" (2.54m x 3.98m)

Panelled radiator

### Bedroom 3 10'11" x 6'11" (3.33m x 2.11m)

Panelled radiator

### Roofspace 15'8" x 14'8" (4.78m x 4.49m)

Velux window

## Outside

### Front

Brick privacy wall and metal entrance gate, paved courtyard

### Rear

Large paved garden, garden shed, exterior lighting



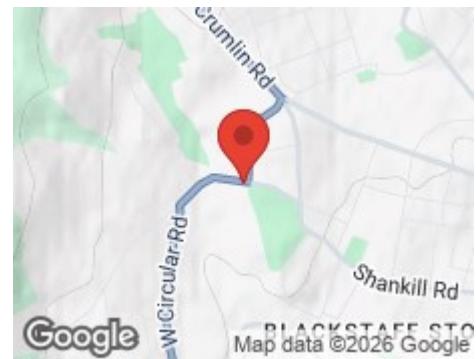
Road Map



Hybrid Map



Terrain Map



Floor Plan

**VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE**

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