

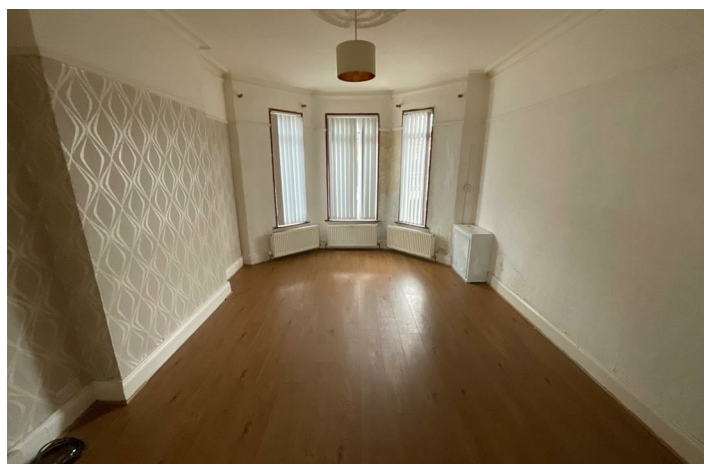
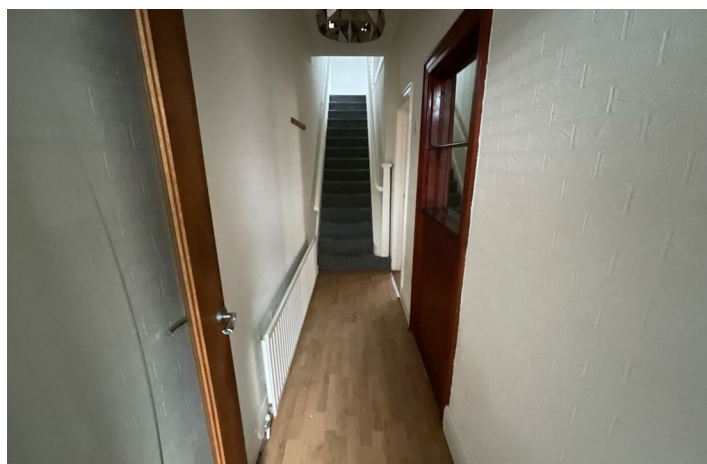
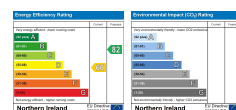


6 Ballygomartin Road

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 clad 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

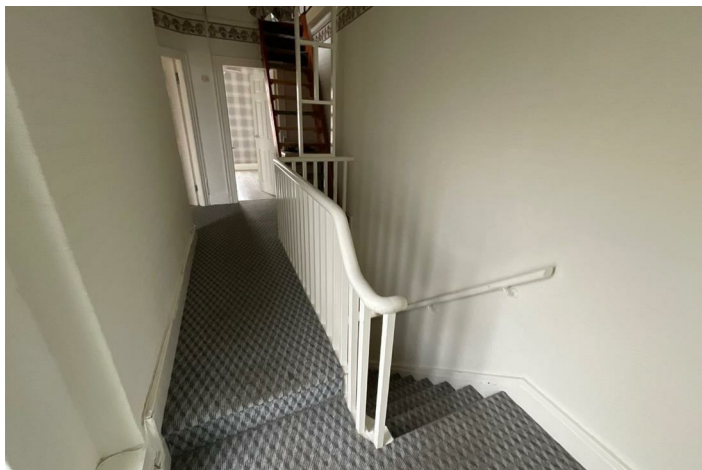
Outside

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

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.