



89 Galwally Park, Upper Ormeau, Belfast, BT8 6AG

Asking Price £165,000

Galwally Park has consistently been a popular residential location, as it provides easy access to the Ormeau and Ravenhill Roads, the various long standing cafés, restaurants and entertainment facilities as well as the more recent additions that are only adding to the culture and community feel that this area has to offer.

A few minutes walk leads to Lesley Forestside Shopping Centre and transport links into and out of Belfast as well as leading schools both primary and post primary.

This particular property is positioned on an elevated plot with lovely views over Belfast to the front. Internally it does require modernisation but offers great potential for the client that wants to add their own fit and finish.

The accommodation comprises either two bedrooms, two reception rooms or three bedrooms, one reception room, kitchen and a white shower suite.

In addition there is a permanent staircase to the roof space for storage and a gas heating system. Outside there is a flagged patio area to the rear and an access point to the rear of Drumkeen Court, which is a more convenient way of getting to Forestside.

- Semi Detached Bungalow
- One Reception Room
- Shower Suite
- Patio To The Front With Superb Views
- Additional Access To Drumkeen Court / Forestside To Rear
- Three Bedrooms
- Kitchen Facility
- Gas Heating
- Enclosed Patio To Rear
- In Need Of Modernisation

Energy Efficiency Rating		Current	Potential
Key: energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	67
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Northern Ireland		EU Directive 2002/91/EC	



The Accommodation Comprises

Steps up to main entrance.

Glass panelled front door to entrance hall. Parquet effect flooring.

Lounge / Bedroom One 13'1 x 12'0 (3.99m x 3.66m)



(into bay) brick fireplace with wooden mantle.

Living Room 15'1 x 11'9 (4.60m x 3.58m)



Brick Fireplace,
Permanent stair case to roof space.

Kitchen Facility 12'2 x 9'6 (3.71m x 2.90m)



Range of high and low level units, single drainer sink unit. Plumbed for washing machine. Gas boiler.

Roofspace

Floored. Access to eaves and storage.

Bedroom Two 13'5 x 9'3 (4.09m x 2.82m)



Excellent views over Belfast.

Bedroom Three 11'8 x 9'1 (3.56m x 2.77m)



Built in sliding robes.

White Shower Suite



Walk in shower, pedestal wash hand basin with mixer taps, low flush w.c Pvc walls. Non slip flooring.

Outside

Patio area to front with excellent views over Belfast

Outside Rear



Patio area to rear. Steps up to raised garden area, access via gateway to the rear Drumkeen Court development at Forestside.

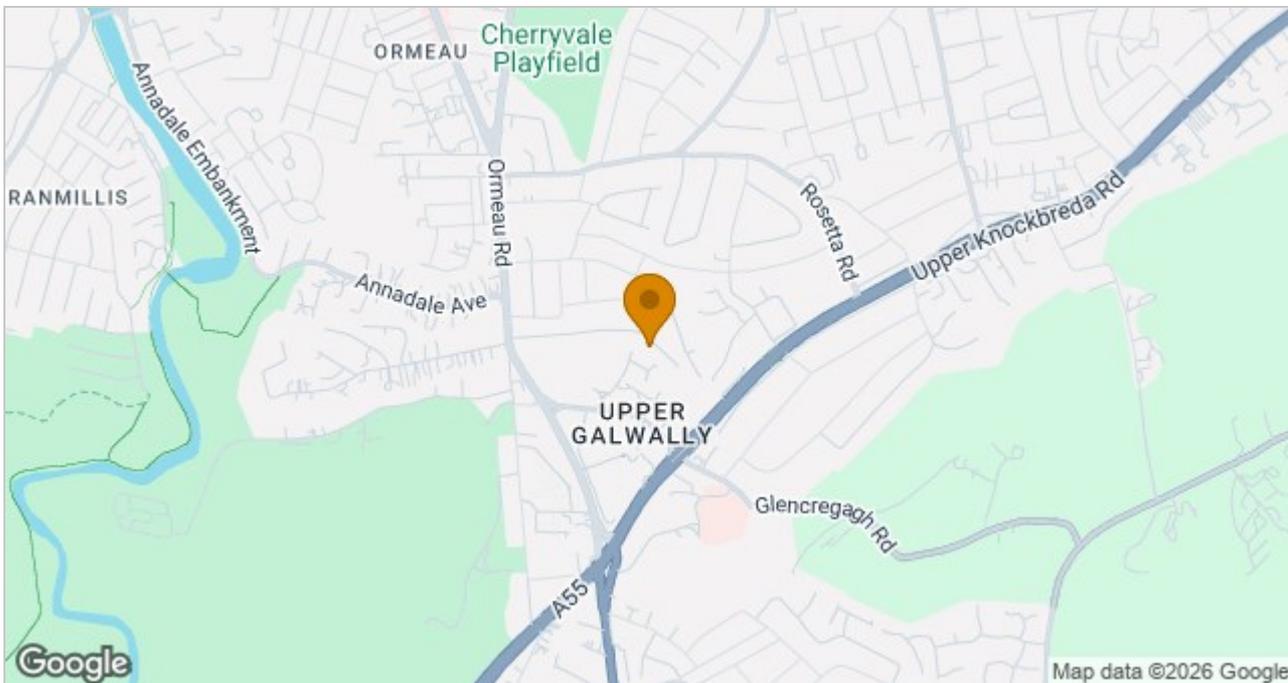


Floor Plan

Ground Floor



Area Map



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