



6 Purdysburn Village, Ballycoan Road, Belfast, BT8 8LJ

Asking Price £149,950

Purdysburn village is a small cul-de-sac development located on the outskirts of South Belfast. Steeped in history dating back to the early 1800's, the property is exceptionally well located in this pleasant semi-rural location just off the Ballycoan Road, and yet is within comfortable commuting distance of Belfast City Centre, and an excellent selection of local amenities including Tesco Newtownbreda and Forestside Shopping Centre.

The property itself is a grade 2 listed building and comprises of an open plan lounge / dining room, fitted kitchen, ground floor white bathrooms suite and two double bedrooms on the first floor. In addition to this the property also benefits from calor gas heating, a combination of double and secondary glazing, gardens areas to the front and rear and off street parking.

Although in need of modernisation, this charming property will make someone a beautiful home, in a unique quaint setting.

- Charming End Terrace Chalet Bungalow
- Open Plan Living / Dining Area
- White Bathroom Suite
- Double & Secondary Glazing
- Garden Areas to Front & Rear
- Two Double Bedrooms
- Fitted Kitchen
- Calor Gas Heating
- Grade 2 Listed Building
- Off Street Parking

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	53	58
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC



Entrance



Hardwood front door opens onto open plan lounge / dining room.

Lounge 16'1" x 12'1" (4.92m x 3.69m)



(measurements at widest points) Lounge open to dining area. Access to under-stair storage.



Dining Area 9'0" x 7'4" (2.75m x 2.26m)



Fitted Kitchen 9'10" x 6'11" (3.00m x 2.13m)



Fitted kitchen with a selection of upper and lower level units complete with formica work tops. Access to gas boiler



White Bathroom Suite 7'4" x 6'8" (2.26m x 2.05m)



White bathroom suite comprising of panelled bath with over hanging shower attachment, sink basin with vanity and low flush w.c. Part tiled walls and vinyl flooring



First Floor

Bedroom 1 12'11" x 9'4" (3.96m x 2.85m)



Built-in mirrored slide robes.



Bedroom 2 12'11" x 7'5" (3.96m x 2.27m)



Built-in mirrored slide robes.



Property Front



Low maintenance garden area to the front bordered by metal fencing, over looking open green area.



Rear Garden

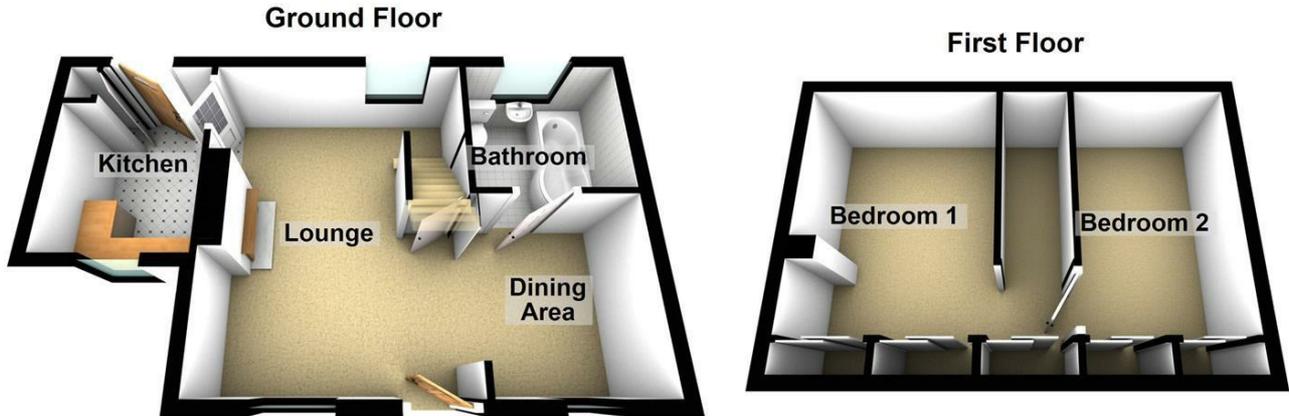


Off Street Parking

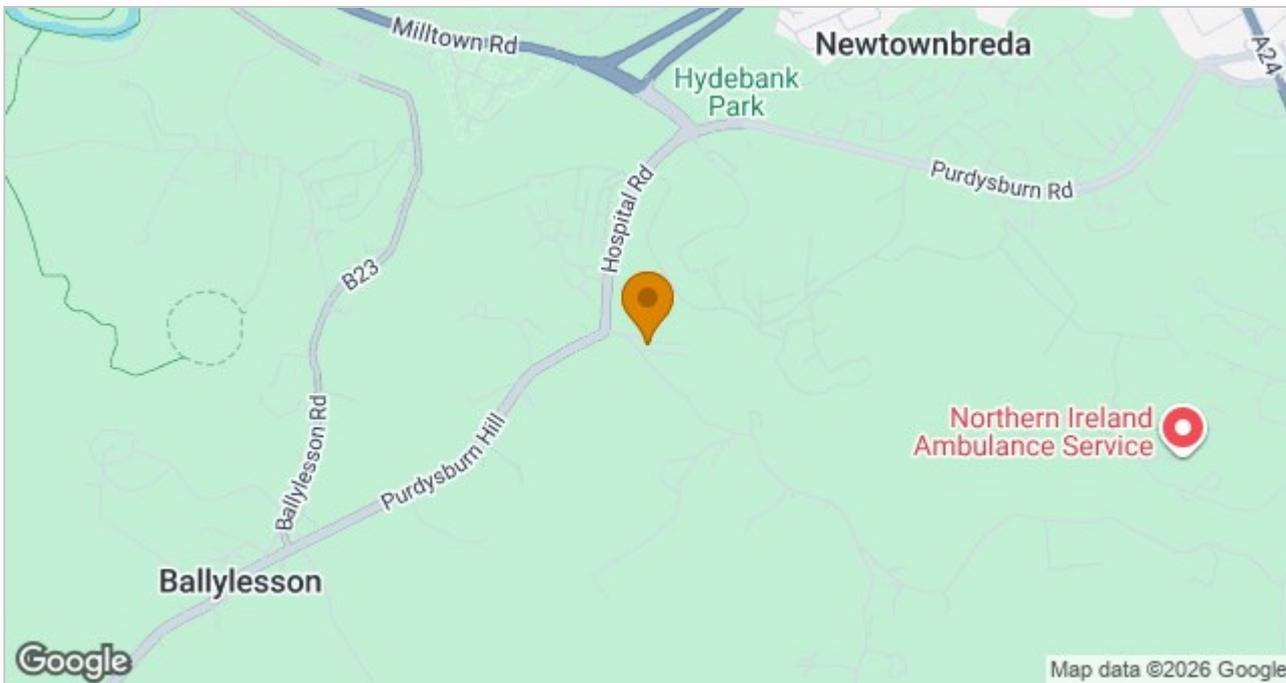


Off street parking for one car.

Floor Plan



Area Map



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