



## 8 Ballygomartin Road , Belfast, BT13 3LD

**Offers Over £99,950**

Superb Period Semi Detached Villa Holding a Prime Site Within This Highly Residential Location Off The Ballygomartin Road.

A magnificent opportunity to purchase an superb period semi detached villa situated within this ever popular location. The interior comprises 3 bedrooms, through lounge to dining area, fitted kitchen incorporating built-in under oven and hob and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, extensive use of wood laminate floor coverings and has been maintained to a high standard over the years. Private gardens to front and rear combines with a most convenient location and low outgoings to make this the perfect home for young and old alike.

Immediate viewing strongly recommended.

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

# 8 Ballygomartin Road

, Belfast, BT13 3LD



- Superb Period Semi Detached Villa
- 3 Bedrooms
- Through Lounge
- Fitted Kitchen
- Classic White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- Private Rear Garden, Off Street Parking
- Highly Residential Location Off The Ballygomartin Road

### Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor

### Entrance Hall

Hardwood door, wood laminate floor, panelled radiator, picture rail

### Through Lounge

25'9" x 11'8" (7.87 x 3.57)  
Attractive fireplace, wood laminate floor, double panelled radiator, panelled radiator, cornice ceiling, picture rail.

### Kitchen

13'2" x 6'9" (4.02 x 2.08)  
Single drainer stainless steel sink

unit, range of high and low level units, formica worktops, built-in under oven, ceramic hob, fridge/freezer space, fully tiled walls, panelled radiator, ceramic tiled floor, understairs storage, pvc ceiling, recessed lighting

### First Floor

Landing, panelled radiator, access to roofspace

### Bathroom

Classic white bathroom suite comprising panelled bath, pedestal wash hand basin, low flush wc, panelled radiator, fully tiled walls, pvc ceiling, recessed lighting

### Bedroom

9'0" x 9'2" (2.76 x 2.81)  
Built-in slide robes, panelled radiator

### Bedroom

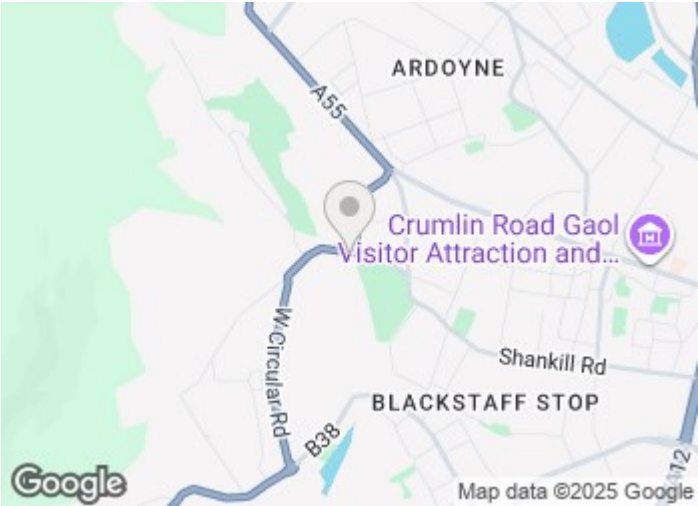
9'1" x 13'10" (2.79 x 4.22)  
Built-in slide robes, wood laminate floor, panelled radiator

### Bedroom

10'4" x 7'1" (3.15 x 2.18)  
Panelled radiator

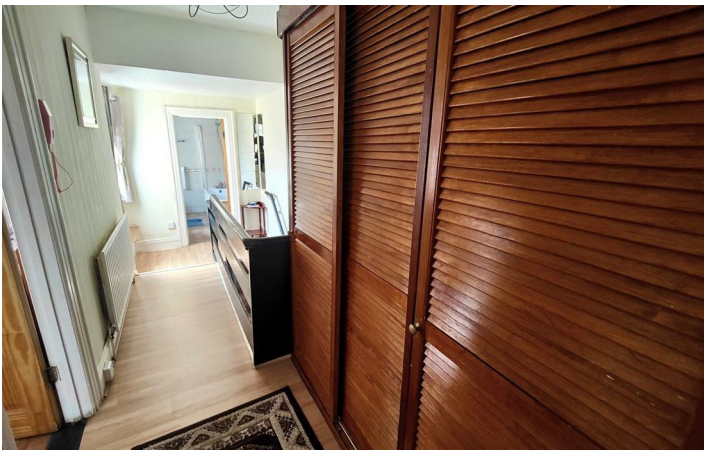
### Outside

Hard landscaped gardens front and rear. Rear private garden in stone chippings and flowerbeds, garden shed, outbuilding with low flush wc



### Directions





Floor Plan

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.

