



231 Ballygomartin Road , Belfast, BT13 3NB

Offers Around £275,000

Luxuriously Appointed Semi Detached Residence Holding A Prime Site Off The Ballygomartin Road!

A fabulous opportunity to purchase a semi detached villa which has been modernised and presented to the highest standard. The richly appointed interior comprises 4 bedrooms, 2 reception rooms to include through lounge, modern fitted kitchen incorporating built-in high level oven and luxury white bathroom suite comprising walk-in drench shower. The dwelling further offers utility area, furnished cloakroom, gas central heating, uPvc double glazed windows and doors, pvc fascia and eaves, extensive use off wood laminate and porcelain tiled floor covering throughout and has benefited from improvement works in recent times.

A superb site with substantial extensive rear and detached garage with superb potential makes this the perfect family home.

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

231 Ballygomartin Road

, Belfast, BT13 3NB



- Luxuriously Appointed Semi Detached
- 4 Bedrooms
- Modern Fitted Kitchen
- Luxury White Bathroom Suite
- Gas Central Heating
- Upvc Double Glazed Windows
- 2 Reception Rooms
- Utility Area, Furnished Cloakroom
- Detached Garage
- Prime Position Off The Ballygomartin Road

Entrance Hall

Hardwood entrance door, porcelain tiled floor, 3/4 panelled walls.

Living Room

11'10" x 12'2" (3.61 x 3.72)
Attractive fireplace, wood laminate floor, panelled radiator.

Through Lounge

26'0" x 11'10" (7.94 x 3.62)
Electric fireplace, wood strip floor, double panelled radiator, picture rail. Dining Area.

Kitchen

11'8" x 9'10" (3.57 x 3.01)
Bowl and drainer sink unit, extensive range of high and low level units, granite worktops and splashback, built-in level oven, ceramic hob, canopy extractor fan, double panelled radiator, porcelain tiled floor.

Utility Area

9'8" x 7'1" (2.96 x 2.18)
Plumbed for washing machine, tumble dryerWood laminate floor, double panelled radiator, fridge/freezer space, ceramic tiled floor, wall mounted gas boiler, uPvc door to rear.

Furnished Cloakroom

White suite comprising low flush wc, ceramic tiled floor, fully tiled walls.

First Floor

Landing, 1/2 panelled walls, picture rail, access to roofspace.

Bathroom

Luxury white bathroom suite comprising walk-in drench shower, vanity unit, low flush wc, chrome radiator, fully tiled walls, ceramic tiled floor, recessed lighting.

Bedroom

11'11" x 11'10" (3.64 x 3.63)
Double panelled radiator.

Bedroom

11'10" x 11'9" (3.63 x 3.59)
Wood laminate floor, double panelled radiator.

Bedroom

11'10" x 10'0" (3.61 x 3.07)
Wood laminate floor, double panelled radiator.

Bedroom

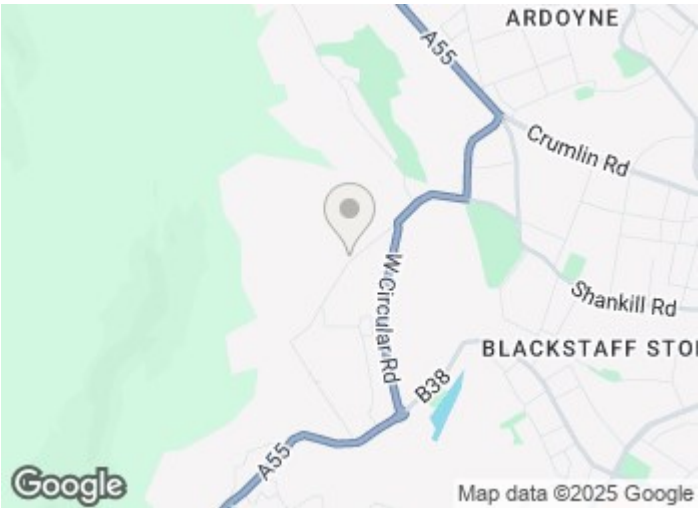
9'11" x 8'0" (3.04 x 2.46)
Wood laminate floor, double panelled radiator.

Outside

Front garden in mature lawn & flowerbeds, brick paved driveway offering off-street parking. Private extensive rear garden in mature lawn & flowerbeds, patio area.

Detached Garage

20'9" x 8'8" (6.35 x 2.66)
Up & over door, lighting.



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.

