



162 Ballygomartin Road , Belfast, BT13 3NF

Offers Over £230,000

Magnificent Detached Red Brick Family Home Situated On The Highly Desirable Ballygomartin Road!

A fabulous red brick detached family home holding a perfect elevated site within this highly desirable section off the Ballygomartin Road. The well maintained interior comprises 4 double bedrooms, lounge into bay, living room with feature brick fireplace, contemporary fitted kitchen with utility off and modern 4 piece bathroom suite to include corner jacuzzi bath and separate shower cubicle. The dwelling further benefits from gas central heating, partial uPvc double glazed windows, replacement rainwater goods and has been presented and maintained to the highest possible standard while retaining original features throughout. Superb hard landscaped gardens offering off street carparking and beautifully presented rear perfect for family entertainment with seating area and pizza oven.

Close to local amenities with leading schools, supermarkets and public transport all at its doorstep make this superb family home one not to be missed - Early Viewing is highly recommended.

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	

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- Magnificent Detached Red Brick Family Home
- Living Room With Feature Brick Fireplace
- Gas Central Heating
- Close To Local Amenities
- 4 Double Bedrooms
- Contemporary Fitted Kitchen, Utility Area
- Partially Upvc Double Glazed Windows
- Lounge Into Bay
- Modern 4 Piece Bathroom Suite
- Beautifully Presented Hard Landscaped Gardens

Entrance Hall

Ceramic tiled floor, double panelled radiator. 7'7" x 6'6" (2.33 x 2.00)

Lounge

14'9" x 10'9" (4.52 x 3.30)

Feature fireplace with cast iron inset and open fire, wood laminate floor, two double panelled radiators, picture rail.

Living Room

11'11" x 10'11" (3.64 x 3.35)

Feature red brick fireplace with open fire, double panelled radiator, wood laminate floor.

Kitchen

12'8" x 8'5" (3.87 x 2.59)

Double Belfast sink, range of high and low level units, formica worktops, range cooker space, stainless steel canopy extractor fan, under fridge/freezer space, partly tiled walls, larder cupboard.

Utility Area

Built-in robes, plumbed for washing machine, tumble dryer space, double panelled radiator, pvc ceiling, pvc rear door.

First Floor

Landing, double panelled radiator.

Bathroom

Modern 4 piece bathroom suite with chrome groove ceiling, fittings comprising corner jacuzzi bath, shower cubicle, thermostatically controlled drench shower, vanity unit, low flush wc, ceramic tiled floor, fully tiled walls, pvc ceiling.

Bedroom

11'11" x 8'6" (3.64 x 2.61)

Panelled radiator, cornice ceiling.

Bedroom

15'0" x 10'10" (4.59 x 3.32)

Cast iron fireplace, double panelled radiator, picture rail, cornice ceiling.

Second Floor

Landing, panelled radiator.

Storage Room

8'6" x 7'6" (2.61 x 2.31)

Panelled radiator, pvc ceiling.

Bedroom

14'7" x 10'9" (4.46 x 3.29)

Double panelled radiator, pine tongue and

Bedroom

11'10" x 8'5" (3.63 x 2.57)

Panelled radiator.

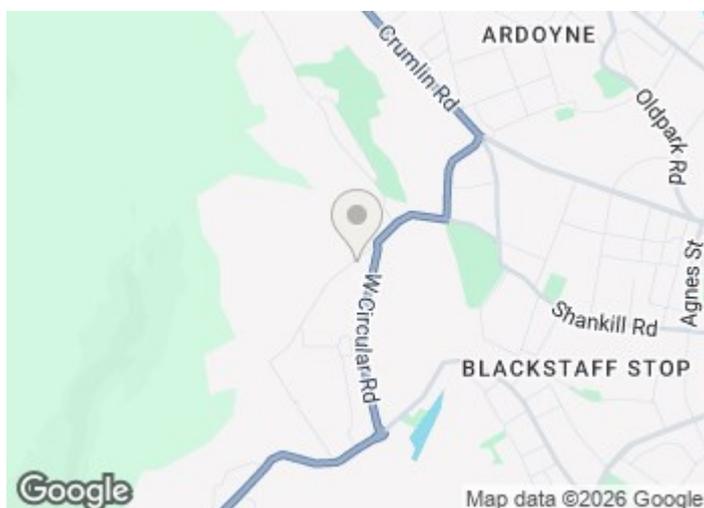
Outside

Paved patio area, water feature with pond. Feature lighting, vegetable patch, wooden shed. Outdoor fire and barbecue area with raised seating. Double sockets and lighting.

Outbuilding

17'9" x 8'11" (5.43 x 2.72)

Lighting and electric



Directions



