

36 Ballygomartin Road , Belfast, BT13 3LD

Offers Over £149,950

Luxury Appointed Mid Terrace Within This Most Popular Section Off The Ballygomartin Road!

A fabulous opportunity to purchase a luxury appointed period town terrace modernised and presented to the highest standard by its current owners. The richly appointed interior comprises 3 bedrooms, 2 reception rooms with lounge into bay, newly fitted kitchen with utility off and modern bathroom in white suite. The dwelling further offers uPvc double glazed windows and doors, gas central heating, wood laminate and ceramic tiled floor coverings throughout, downstairs wc and undergone a modernisation programme in recent years. Private enclosed rear yard and highly presentable forecourt combines with the most convenient location with public transport, leading school and supermarkets right at your doorstep. - Early viewing 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		71	72
	EU Directive 2002/91/EC		

36 Ballygomartin Road

, Belfast, BT13 3LD



- Luxury Appointed Mid Terrace
- Newly Fitted Kitchen
- Upvc Double Glazed Windows
- 3 Bedrooms
- Utility Area With WC
- Gas Central Heating
- 2 Reception Rooms
- Modern White Bathroom Suite
- Most Convenient Location

Entrance Hall

Upvc double glazed entrance door, wood laminate floor, panelled radiator.

Lounge Into Bay

14'8" x 10'9" (4.48 x 3.30)

Wood laminate floor, double panelled radiator, recessed lighting.

Dining Room

12'1" x 11'7" (3.69 x 3.54)

Wood laminate floor, double panelled radiator, recessed lighting.

Kitchen

15'6" x 7'10" (4.73 x 2.39)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, breakfast bar, fridge/freezer space, partly tiled walls,

ceramic tiled floor, panelled radiator, recessed lighting, understairs storage with power, upvc double glazed rear door.

Utility Area

6'11" x 7'9" (2.11 x 2.37)

Low level units, plumbed for washing machine, tumble dryer space, low flush wc, concealed gas boiler, panelled radiator, ceramic tiled floor.

First Floor

Landing, panelled radiator.

Bathroom

Modern white bathroom suite comprising panelled bath, shower screen, thermostatically controlled drench shower, traditional high level victorian wc, pedestal wash hand basin, feature radiator, partly tiled walls, ceramic tiled floor, recessed lighting.

Bedroom

11'11" x 8'3" (3.64 x 2.53)

Wood laminate floor, panelled radiator, recessed lighting.

Bedroom

11'8" x 15'5" (3.58 x 4.70)

Wood laminate floor, panelled radiator, recessed lighting.

Fixed Staircase

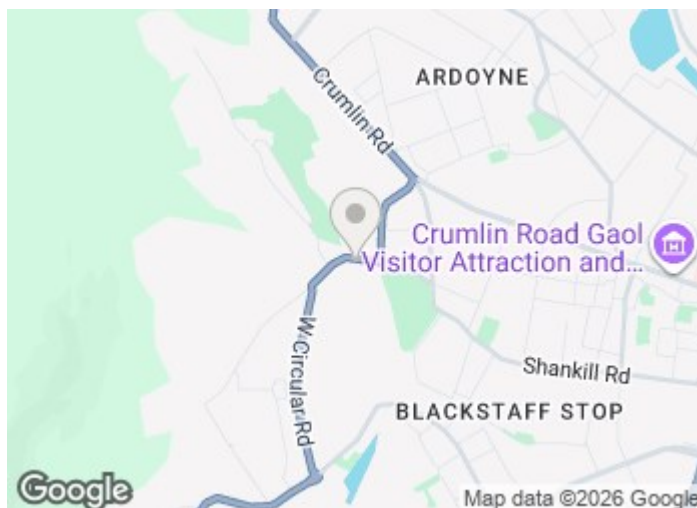
Bedroom

10'8" x 11'10" (3.27 x 3.62)

Velux roof light, wood laminate floor, panelled radiator, recessed lighting, under eaves storage.

Outside

Forecourt and enclosed rear yard, outside tap.

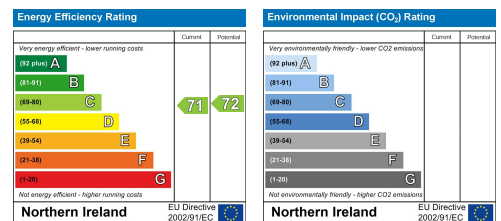


Directions



Floor Plan

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