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Beautifully presented end-terrace property in a popular residential location just off the Donegall Road. The property has been upgraded throughout leaving nothing to do but move in and enjoy. Internally the property briefly comprises a spacious living room with impressive media wall and electric plasma fire, a modern fully fitted kitchen with dining area. Upstairs are three well-proportioned bedrooms, all with built in wardrobes and a luxury family shower room suite. Outside is an easily maintained paved patio area providing the ideal place to relax and entertain. Recent sales in this area have been extremely popular attracting a range of buyers to include first-time buyers, investors and downsizers. Early viewing is highly recommended.

Offers Over  
£179,950

8 Barrington Gardens,  
BELFAST,  
BT12 5PY

Viewing by  
appointment with  
& through agent  
028 9066 3030





8 Barrington Gardens,  
BELFAST,  
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## Property Features

- Fantastic end-terrace property that has been up-graded throughout
- Extended living room with feature media wall
- Modern fully fitted kitchen with dining area
- Three double bedrooms all with built in wardrobes
- Luxury family shower room suite
- Gas heating; Double glazing throughout
- Fully paved enclosed rear garden and gated forecourt
- Excellent opportunity for a first-time buyer, investor or downsizer, Early viewing is highly recommended

## Location:

Drive past City Hospital towards Broadway and Barrington Gardens is the third turn on the right.

## Property Comprises

### Ground Floor

ENTRANCE PORCH: Composite front door.

HALLWAY: Hardwood internal door, solid oak strip flooring, understair storage cupboard.

LIVING ROOM: 28' 8" x 9' 5" (8.74m x 2.87m) Extended living room, feature media wall with electric plasma fire, solid oak strip flooring, uPVC patio doors onto enclosed rear garden.

MODERN FITTED KITCHEN: 14' 7" x 10' 8" (4.44m x 3.25m) Range of high and low level high gloss units, built in oven, ceramic hob and extractor fan, stainless steel sink with mixer tap, plumbed for washing machine, space for American fridge freezer, granite worksurfaces, ceramic floor tiling.

### First Floor

LANDING: Carpeted, access to loft.

BATHROOM: 7' 5" x 7' 3" (2.26m x 2.21m) Low flush WC, wash hand basin with vanity unit, walk in double shower cubicle, heated towel rail, fully tiled, recessed lighting.

BEDROOM (1): 14' 9" x 9' 3" (4.5m x 2.82m) Carpeted, built in wardrobes.

BEDROOM (2): 12' 7" x 12' 7" (3.84m x 3.84m) Carpeted, built in wardrobes.

BEDROOM (3): 10' 7" x 7' 2" (3.23m x 2.18m) Carpeted, built in wardrobes.

### Outside

Enclosed rear garden, fully paved with patio area. Gated forecourt.

