

9 Ringford Crescent, Belfast, BT11 9LG



- Well Presented Mid-Townhouse
- Three Well Proportioned Bedrooms
- Two Receptions
- Modern Shaker Style Fitted Kitchen
- First Floor White Bathroom Suite
- Large Private Enclosed Garden to Rear
- PVC Double Glazed
- Gas Fired Central Heating
- Perfect Opportunity for the First Time Buyer
- Popular Convenient Location

PRICE Offers Over £124,950

Positioned within a highly sought after, established development just off Blacks Road. Within walking distance of schools, shops and public transport links. Well presented throughout, this spacious mid-townhouse enjoys a well planned living layout, incorporating three well proportioned double bedrooms, two receptions, modern fitted kitchen and a first floor white bathroom suite. Externally the property further benefits from a large private garden to rear. An early viewing is highly recommended.

>Sales >New Homes >Commercial >Rentals >Mortgages

Antrim
12 Church Street
BT41 4BA
Tel: (028) 9446 6777

Ballyclare
51 Main Street
BT39 9AA
Tel: (028) 9334 0726

Glengormley
9A Ballyclare Road
BT36 5EU
Tel: (028) 9083 0803

ACCOMMODATION

GROUND FLOOR

PVC double glazed front door with leaded glass inset and matching side screen into well presented entrance hall with hard wood flooring. Under stairs storage cupboard.

FAMILY ROOM

12'5" x 10'9" (3.8 x 3.3)

Attractive feature tiled fireplace. Picture style window.

LOUNGE

14'1" x 12'5" (4.3 x 3.8)

Attractive feature fireplace. Hard wood flooring.

MODERN FITTED KITCHEN

10'2" x 7'10" (3.1 x 2.4)

Equipped with a range of high and low level shaker style fitted units and contrasting work surfaces. One and a half bowl single drainer stainless steel sink unit with swan neck mixer tap. Integrated oven with separate four ring electric hob. Over head extractor fan in stainless steel chimney with a glass hood. Space for free standing fridge freezer. Tiled floor. Part tiled walls in metro brick style. PVC paneled ceiling. PVC double glazed door to rear garden.

FIRST FLOOR

Access to floored roof space. Shelved storage cupboard.

BEDROOM 1

14'1" x 9'6" (4.3 x 2.9)

BEDROOM 2

10'5" x 10'2" (3.2 x 3.1)

Built in storage cupboard/wardrobe.

BEDROOM 3

14'1" x 8'6" (4.3 x 2.6)

Built in storage cupboard.

WHITE BATHROOM SUITE

Comprising panel bath with shower screen and electric shower unit over bath, semi pedestal wash hand basin and a button flush WC. Chrome towel radiator. Tiled floor. tiled walls. PVC paneled ceiling. Shelved boiler cupboard.

OUTSIDE

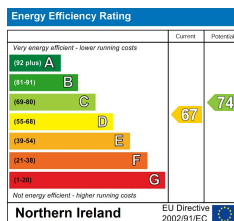
Neat well maintained pebbled garden to front, with block paved walkways, stocked with a variety of mature shrubs and plants.

Extensive private garden to rear, screened by perimeter fence. Laid in neat well maintained lawn with block paved walkways and patio area.

Coal shed equipped with power and lights.

Outside tap and power points.

IMPORTANT NOTE TO ALL PURCHASERS: We have not tested any of the systems or appliances at this property.



Country Estates (N.I.) Ltd. for themselves and the Vendors of this property whose agents are, give notice that:

These particulars do not constitute any part of an offer or contract

All statements contained in these particulars as to this property are made without responsibility on the part of Country Estates (N.I.) Ltd. or the vendor

None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact

Any intending purchaser must satisfy himself or otherwise as to the correctness of the statement contained in these particulars

The vendor does not make or give, and neither Country Estates (N.I.) Ltd. nor any person in their employment, has any authority to make or give representation or warranty whatever in relation to this property.