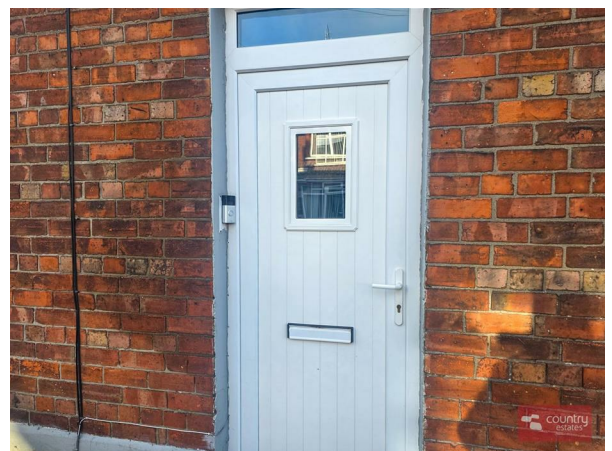


79 My Ladys Road, Belfast, BT6 8BZ



- Mid-Terrace
- Two Well Proportioned Bedrooms
- Spacious Open Plan Living/Kitchen Area
- Contemporary Fitted Kitchen
- Separate Utility Room
- Enclosed Rear Yard
- Beautifully Presented Throughout
- PVC Double Glazing/Gas Fired Central Heating
- Ideal First Time Buy
- Highly Popular Convenient Location

PRICE Offers Over £149,950

Immaculately presented throughout, this extended mid-terrace property is ideally situated on My Ladys Road in East Belfast, within close proximity to local amenities such as Shops, Schools, and Public Transport links. The property Briefly comprises 2 Well Proportioned Bedrooms, Open Plan Kitchen/Living area, Separate Utility Room and Ground Floor Bathroom Suite. The property further benefits from Gas Central Heating, PVC Double glazing and an enclosed Yard to the rear. Perfect opportunity for the first time buyer. 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 into well presented entrance hall. Stairwell to first floor. Quality laminate flooring.

OPEN PLAN KITCHEN/LIVING AREA

20'3" x 9'9" (6.18 x 2.99)

Living area with quality laminate flooring. Open plan into:

Contemporary fitted kitchen equipped with a comprehensive range of high and low level gloss fitted units with contrasting butcher block effect work surfaces and upstands. Single drainer stainless steel sink unit with monobloc tap. Integrated oven with separate four ring electric hob and overhead extractor fan housed in stainless steel canopy. Recessed Downlighting. Space for casual dining. Open into:

UTILITY ROOM

6'6" x 6'2" (2.0 x 1.9)

Integrated fridge freezer. Plumbed for washing machine and space for tumble dryer. Worktop for appliances. Low storage unit. Understairs storage cupboard. PVC double glazed door to rear yard.

LUXURY BATHROOM SUITE

8'6" x 5'6" (2.6 x 1.7)

Comprising Panel bath with fixed shower screen and shower over, pedestal wash hand basin with monobloc tap and a button flush WC. PVC panelled walls. PVC panelled ceiling. Recessed down lighting. Chrome towel radiator.

FIRST FLOOR

Shelved boiler cupboard.

BEDROOM 1

13'6" x 10'0" (4.13 x 3.07)

Dual window aspect.

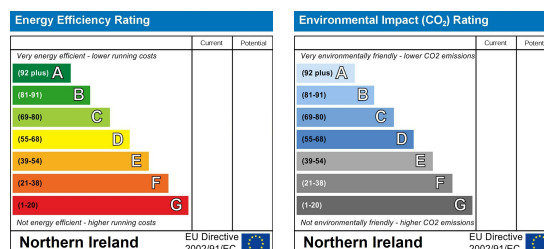
BEDROOM 2

9'8" x 8'5" (2.95 x 2.57)

OUTSIDE

Enclosed low maintenance yard to rear with access to rear alleyway.

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.