

## 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 £145,000**

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.

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**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.

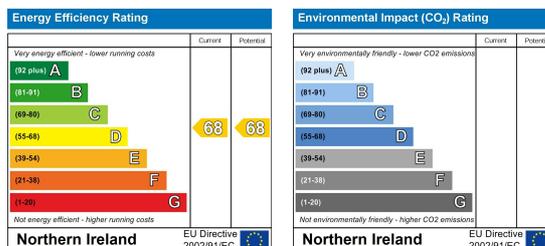
**BEDROOM 2**

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.**



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