



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56	65
39-54	E		
21-38	F		
1-20	G		

Disclaimer
These particulars do not constitute any part of an offer or Contract. None of the statements contained in these details are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained herein. None of the appliances in this property have been tested and no warranty is given regarding their useful life. Neither the Vendor nor BENNETT (or its employees) makes, gives or implies any representations or warranty whatever in relation to this property. All dimensions are approximate. Floor plans are not to scale, are for identification purposes only and must not be used for ordering /purchasing floor coverings.

Bennett Estate Agents are delighted to welcome to the market this superb semi-detached home situated in a quiet location on the Ballygomartin Road. The property has been tastefully refurbished and provides spacious and adaptable accommodation, full of character throughout. The ground floor comprises of entrance hall with under stairs storage, spacious open plan lounge to dining area offering ample natural light, and a modern fitted kitchen leading to enclosed rear garden. The first floor offers three well-presented bedrooms and a contemporary bathroom in white suite. Externally the property has a mature garden to the front and private, enclosed rear garden with paved patio area providing a delightful outlook over Cavehill and beyond. Occupying an enviable position, this is an excellent opportunity to acquire a superb property in an area of high demand.

Features

- A most attractive semi-detached property located on the Ballygomartin Road.
- Within close proximity to a host of popular amenities, local schools and providing ease of access to the main transportation routes to Belfast City Centre and beyond.
- Tastefully refurbished and beautifully presented throughout.
- Spacious open plan lounge with open fire to dining area.
- Modern fitted kitchen with a good range of high to low-level units, leading to enclosed rear garden.
- Three well-presented bedrooms.
- Modern bathroom suite with waterfall shower attachment and shelved storage.
- Gas fired central heating and double-glazed windows throughout.
- Fully floored and easily accessible roof space providing excellent storage.
- Enclosed rear garden laid in lawn with paved patio, and front garden with mature shrubbery.
- Excellent access to all major road networks, Belfast City Centre, Boucher Road and Belfast City Airport - all within a 15-minute car journey.
- Early viewing is highly recommended to fully appreciate what is on offer.

Comprises

Wood front door with glass insets.

ENTRANCE HALL:

Under stairs storage. Enclosed electrical cupboard. Wood floor.

OPEN PLAN LIVING TO DINING:

20'1" x 9'7" (6.11m x 2.91m)

At widest points. Two bay windows to living and dining. Open fireplace. Wood floor.

KITCHEN:

14'8" x 5'6" (4.46m x 1.68m)

Excellent selection of high to low-level fitted units, integrated storage and shelving. Wood worktops. Stainless steel single drainer bowl sink unit with mixer tap. Integrated fridge-freezer. Space for oven/hob. Plumbed for washing machine. Chimney style extractor fan. Partially tiled walls. Tiled floor. Access to enclosed rear garden.

LANDING:

Access to fully floored roof space.

BEDROOM (1):

11'8" x 9'4" (3.56m x 2.85m)

At widest points. Bay window.

BEDROOM (2):

9'7" x 9'4" (2.92m x 2.85m)

At widest points.

BEDROOM (3):

6'0" x 5'9" (1.83m x 1.75m)

Built-in wardrobe and shelving. Laminate wood floor.

BATHROOM:

5'10" x 5'8" (1.79m x 1.72m)

Panelled bath with waterfall shower head attachment and partially tiled walls. Free standing wash hand basin with mixer tap and tiled splashback. Low flush W/C. Chrome heated towel rail. Laminate flooring. Built-in shelving.



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OUTSIDE:

Enclosed rear garden laid in lawn with mature shrubbery and paved patio area. Outside tap and light. Two x enclosed storage sheds. Side access gate to front. Enclosed front garden laid in lawn with mature shrubbery.

LOCATION:

Travelling along the Crumlin Road from Belfast City Centre, take the first left at the roundabout onto Twaddell Avenue and continue straight on. Turn right onto the Ballygomartin Road, no.201 is on the right-hand side.

