



32 Ballycairn Close, Milltown, Belfast, BT8 8HF

Asking Price £125,000

Situated just off the Milltown Road, this deceptively spacious mid terrace home is situated in close proximity to many local amenities, such as Tesco Newtownbreda, Forestside, bus routes in to and out of Belfast, local schools, all offering convenience in a residential area close to so much. Also within a few minutes of the property are the popular Belvoir Park Forest and Shaw's Bridge and Minnowburn, ideal for those who enjoy the outdoors. This property offers great size accommodation, comprising one reception room, and three good size bedrooms. There is also a spacious kitchen with dining, with the potential to add a ground floor w/c and a 1st floor bathroom suite with a separate w/c. This property is also lucky enough to have an additional shower room. Outside are gardens to the front, and rear with potential off street parking. An ideal home for the 1st time buyer or for the family unit, an early viewing of this chain free home comes recommended!

- Spacious Mid terrace home
- 1 Reception room
- Gas central heating
- Low maintenance gardens to the front and rear
- Chain free onward sale
- Three good size bedrooms
- Kitchen with casual dining area
- Double glazed windows (bar 1)
- Off street parking to the rear
- Convenient and sought after location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		67	71
EU Directive 2002/91/EC			

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall

Lounge 15'3 x 14'3 (4.65m x 4.34m)



At widest points.

Kitchen / dining 14'4 x 9'6 (4.27m/1.22m x 2.90m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring hob, cooker space, plumbed for washing machine. tiled floor, open to dining area.

Storage area



Fantastic storage area that leads to under stairs storage. Excellent potential for a ground floor w/c

1st floor

Landing, access to the roof space.

Bedroom 1 12'3 x 11'3 (3.73m x 3.43m)



At widest points. Built in sliding robes.

Bedroom 2 11'3 x 9'9 (3.43m x 2.97m)



Built in robe.

Bedroom 3 12'8 x 10'8 (3.86m x 3.25m)



Built in robe.

Bathroom 7'7 x 5'9 (2.31m x 1.75m)



White suite comprising wood panelled bath, wash hand basin with storage below, 1/2 wood panelled walls, recessed spotlights.

Separate w/c 5'9 x 3'0 (1.75m x 0.91m)



Low flush w/c

Additional shower room 9'6 x 4'8 (2.90m x 1.42m)



Comprising corner shower cubicle with Triton T80 shower, extractor fan.

Outside

Off street parking to the rear. Outside tap and light, alley access.

Front gardens

Garden areas to the front with a range of plants, trees and shrubs.

Rear gardens

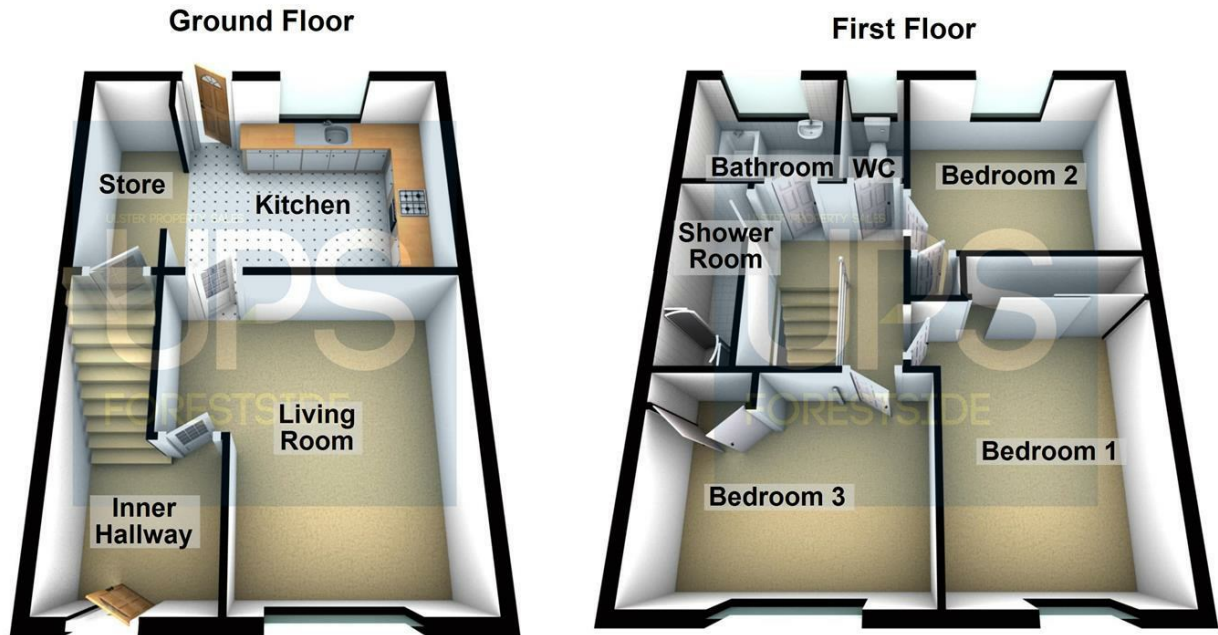


Decking area, range of plants, and shrubs.

Front aspect

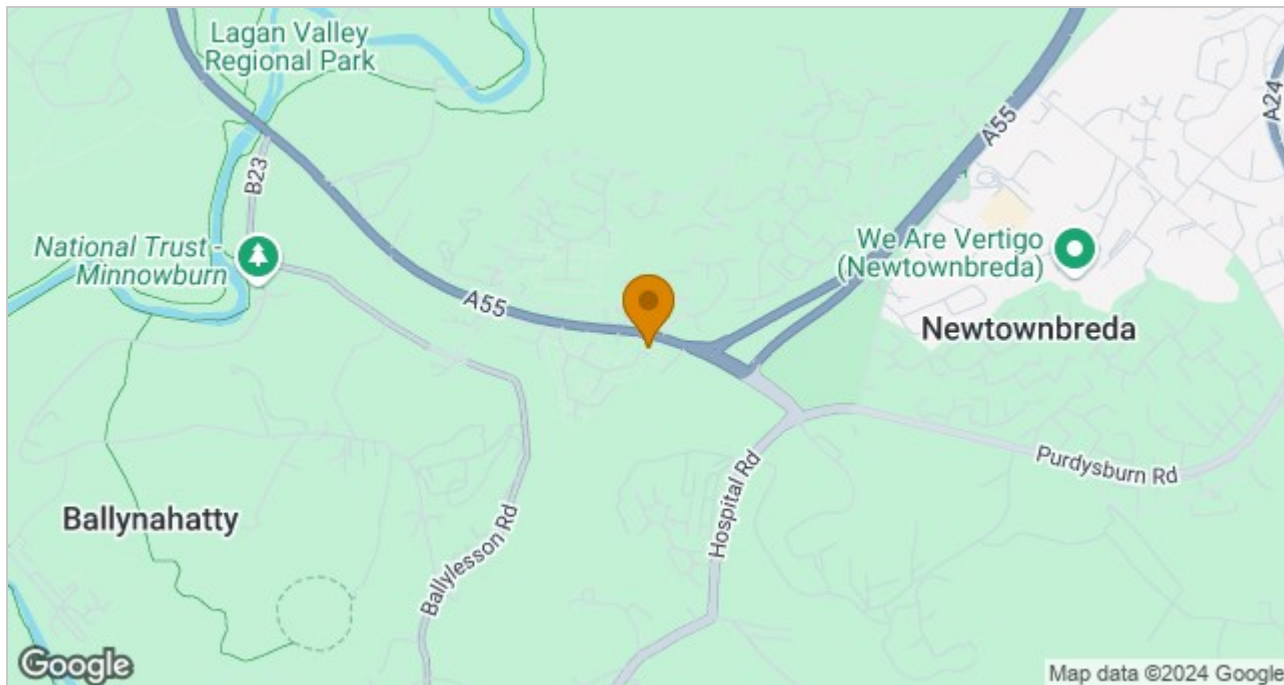


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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