



76 Findon Gardens, Belfast, BT9 6QL

Price Guide £140,000

We are pleased to offer for sale this beautiful terraced home located in a highly convenient and popular residential location. The spacious accommodation comprises living room, kitchen open plan to dining, three good sized bedrooms and modern bathroom suite. Outside the property benefits from off street parking and easily maintained front & rear gardens. Gas fired central heating and PVC double glazing are also in place. Close to a host of amenities including excellent transport links, schools & shops we encourage early viewing.

- Beautiful Terraced Home
- Spacious Lounge
- Modern Bathroom Suite
- PVC Double Glazed Windows
- Off Street Parking
- Three Good Sized Bedrooms
- Kitchen Open Plan To Dining
- Gas Heating
- Easily Maintained Front & Rear Garden

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		70	73
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	

**THE ACCOMMODATION COMPRISES
ON THE GROUND FLOOR**

ENTRANCE

PVC Front door.

LIVING ROOM 12'1" x 11'5" (3.7 x 3.5)



KITCHEN / DINING 15'5" x 10'2" (4.7 x 3.1)



Excellent range of high and low level units, integrated double oven, 4 ring gas hob, extractor fan, storage under stairs, plumbed for washing machine, stainless steel sink unit & drainer, part tiled walls and tile effect floor.

ON THE FIRST FLOOR

Built in storage.

BEDROOM ONE 14'1" x 8'10" (4.3 x 2.7)



Built in robes.

BEDROOM TWO 13'9" x 8'10" (4.2 x 2.7)



Built in storage / robes and gas boiler

BEDROOM THREE 9'2" x 6'6" (2.8 x 2.0)



BATHROOM



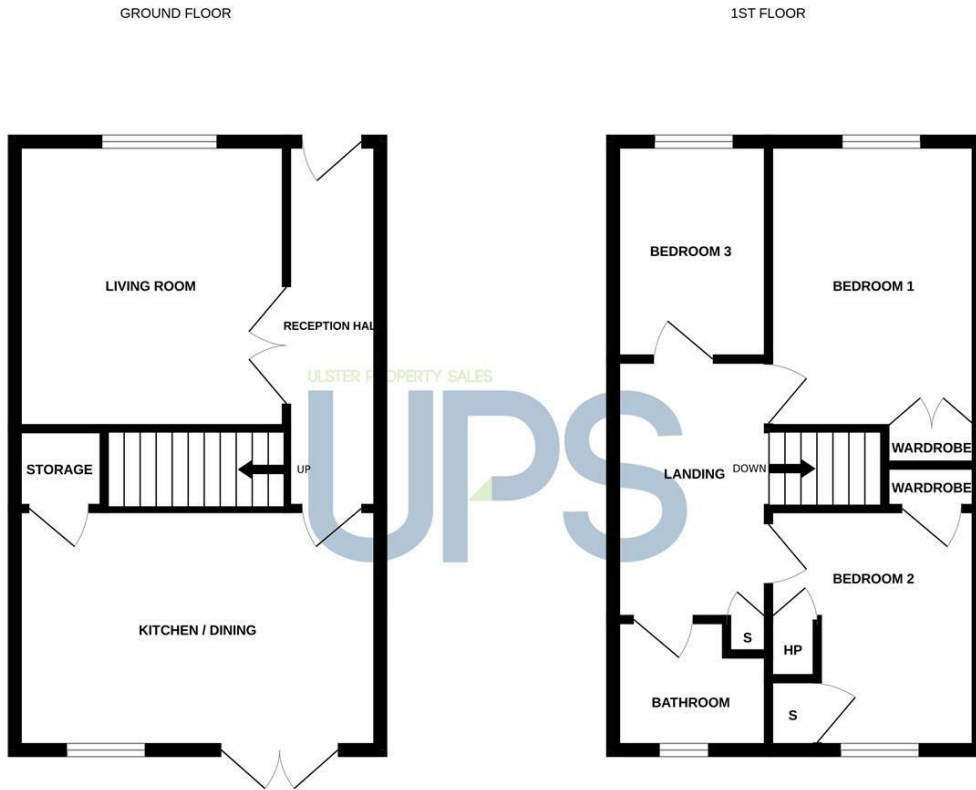
Modern suite comprising panel bath with shower over, pedestal wash hand basin, low flush W.C and fully pvc cladded walls.

OUTSIDE



Parking to front. Easily maintained front & rear gardens.

Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024

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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark