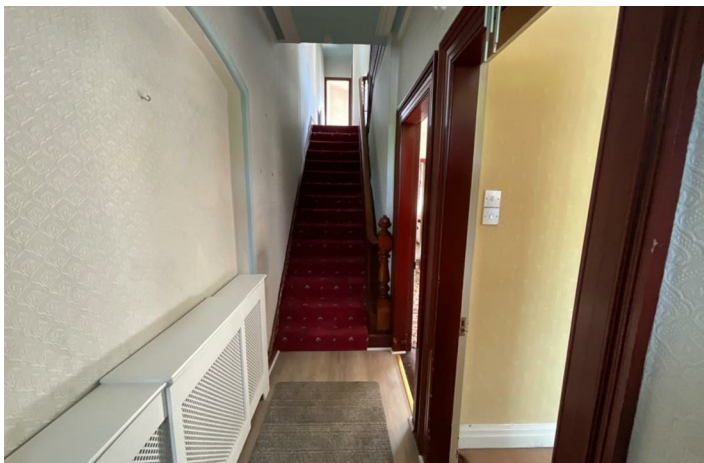
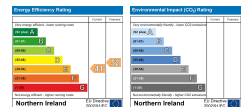




76 Ballygomartin Road  
Belfast, BT13 3NE

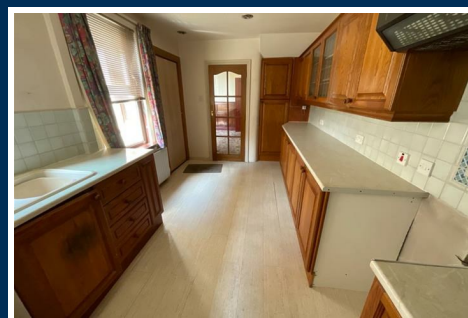
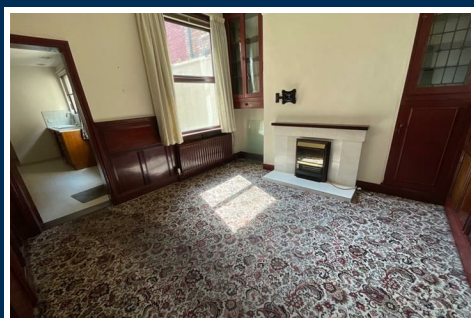
Offers in the region of  
**£109,950**



# 76 Ballygomartin Road

, Belfast, BT13 3NE

Offers in the region of £109,950



A deceptively spacious family home in an area of significant demand which is sure to appeal to first-time buyers, growing families and investors alike.

Internally the dwelling comprises of an entrance hallway, two receptions, sizeable fitted kitchen, three piece bathroom suite and three well proportioned bedrooms. Outside there is a detached garage to the rear and a large private garden.

The property further benefits from oil fired central heating, UPVC double glazed windows and a floored roof space accessible via pull down ladder.

76 Ballygomartin Road is conveniently located close to many shops and amenities including Ballygomartin Tesco and Woodvale Park and shares excellent transport links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Vestibule Entrance

Hardwood front door with door viewer, tiled flooring, wooden internal door with smoked glass inset leading to:

### Hallway

Panelled radiator, vinyl flooring

### Front Reception 15'1" x 11'1" (4.60m x 3.40m)

Into bay, attractive fireplace and surround with electric fire inset, double panelled radiator, enclosed electricity meter

### Rear Reception 11'6" x 11'9" (3.53m x 3.60m)

Tiled fireplace and surround with electric fire inset, double panelled radiator

### Kitchen 20'11" x 8'9" (6.40m x 2.67m)

Fitted kitchen with a wide range of high and low level units, tiled splash backs and contrasting worktops, bowl and a half sink and drainer with mixer taps, cooker space with extractor hood, plumbed for a washing machine, fridge freezer space, double panelled radiator, recessed lighting, heating controls, access to rear yard

## First Floor

### Landing

Access to floored roof space via pull down ladder

### Bathroom

Classic white three piece bathroom suite including low flush WC, pedestal wash hand basin and panelled bath with electric shower attachment overhead, heated towel rail, tiled flooring and walls, enclosed hot press with additional storage, recessed lighting

### Front Bedroom 15'0" x 15'3" (4.59m x 4.66m)

Into bay, panelled radiator, enclosed storage cupboard

**Second Bedroom 11'5" x 8'10" (3.49m x 2.70m)**

Panelled radiator, enclosed storage cupboard

**Rear Bedroom 8'9" x 8'6" (2.68m x 2.61m)**

Panelled radiator

**Outside**

**Front**

Metal privacy fence and entrance gate, tiled forecourt

**Rear Yard**

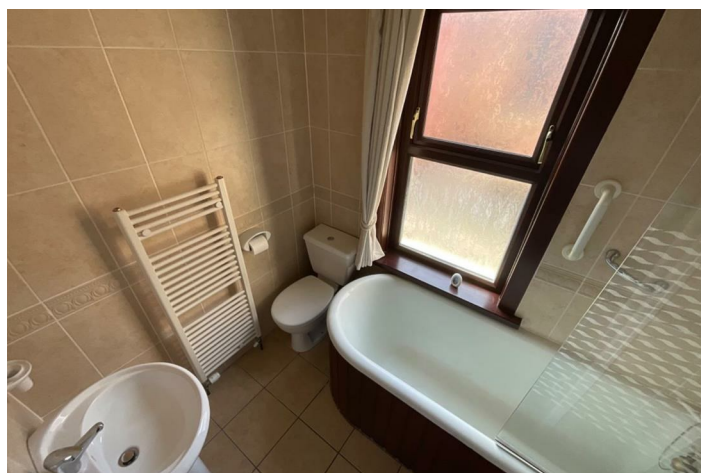
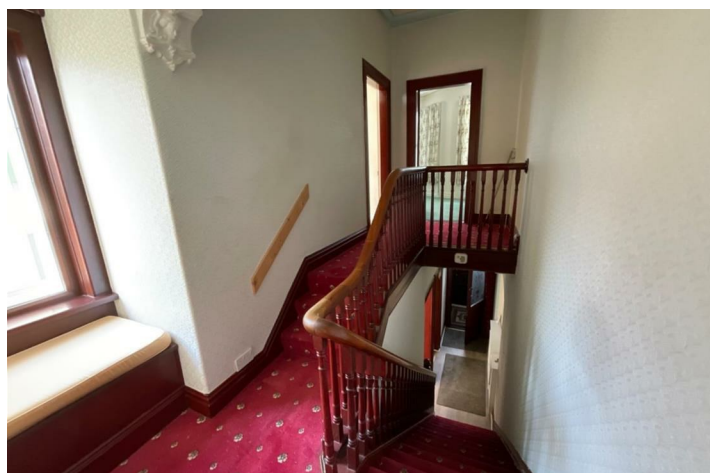
Enclosed paved yard, brick privacy walls, enclosed boiler house, enclosed WC, leading to detached garage and rear garden

**Rear Garden**

Large rear gardens laid out in stone with plenty of mature privacy hedging

**Detached Garage 20'1" x 11'1" (6.14m x 3.40m)**

Up and over door, full electrics, additional underfloor storage room



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.