


172 Ballygomartin Road, Belfast,
County Antrim, BT13 3NF

Asking Price: £169,950

 **Reeds Rains**

reedsrains.co.uk

Ballygomartin Road, Belfast, County Antrim, BT13

Asking Price: £169,950 To be advised

Council Tax Band:

EPC Rating: F

Viewing Strictly By Appointment!

Description

Reeds Rains present for sale this extended semi detached home located on the Ballygomartin Road, North Belfast. This spacious home offers two reception rooms, fitted kitchen, three good bedrooms and modern bathroom. Further features and benefits include oil fired central heating, double glazing and upvc rainwater goods. Externally this home boasts off street parking, detached garage and enclosed rear garden!

Entrance Hall

Entrance porch with tiled flooring leading to internal hallway.

Formal Lounge

15'10" x 11' (4.83m x 3.35m)

Naturally bright lounge with bay window aspect to the front of the property. Feature fireplace with tiled hearth and solid wooden surround.

Dining Room

12'10" x 10'10" (3.9m x 3.3m)

Formal dining room or ideal family room with feature fireplace.

Kitchen

15'2" x 6'2" (4.62m x 1.88m)

Galley style kitchen with range of high and low level units with matching worktop surfaces. One and half bowl stainless steel drainer unit and sink. Plumbed for white good appliances. Tiled splashback areas. Access to rear garden.

Stairs To First Floor Landing

Bedroom One

15' x 9'9" (4.57m x 2.97m)

Spacious double bedroom with range of fitted furniture. Bay window aspect to the front of the property. Complete with laminate flooring.

Bedroom Two

12'9" x 9'10" (3.89m x 3m)

Spacious double bedroom with range of fitted furniture. Complete with laminate flooring.

Bedroom Three

8'1" x 6'2" (2.46m x 1.88m)

Complete with carpeted flooring.

Bathroom

Modern three piece bathroom suite comprising panel bath with mains thermostatic shower overhead, sink with vanity unit and low flush WC. Upvc walls and ceiling.

Externally

Off Street Parking

Paved driveway to the side of the property offering ample off street parking leading to:

Detached Garage

Up and over garage door. Side door access to rear garden.

Enclosed Rear Garden

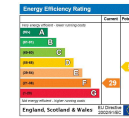
Generous rear garden with various patio areas complete with decorative stones. Small lawned area to the rear.

The Reeds Rains branches at 350 Upper Newtownards Road, Ballyhackamore, Belfast, N Ireland BT4 3EX, 18 Main Street, Bangor, Co Down, N Ireland BT20 5AG, Somerset House, 240-242 Ormeau Road, Belfast, Co Antrim, N Ireland BT7 2FZ, 10 High Street, Carrickfergus, Co Antrim, N Ireland BT38 7AF, 8/8A Carnmoney Road, Glengormley, County Antrim, N Ireland BT36 6HN, 14/16 Market Street, Lisburn, County Antrim, N Ireland BT28 1AB and 2 Frances Street, Newtownards, County Down, N Ireland BT23 4JA are operated by Favscos NI Limited which is independently owned and operated under a Licence from Reeds Rains Limited.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.