

## 203 Ballygomartin Road , Belfast, BT13 3NB

**Offers Around £169,950**

A Stunning Semi Detached Villa Extended And Modernised To The Highest Standard.

A stunning extended red brick semi detached villa holding a prime elevated position with delightful open aspect in this highly regarded residential location. The spacious interior comprises 3 bedrooms, 2 reception rooms, extended modern fitted kitchen with informal dining area and fully tiled modern white bathroom suite. The dwelling further offers upvc double glazed windows, recently installed gas fired central heating, quality engineered flooring throughout and has been presented with flair and an eye for design. Delightfully private enclosed rear garden combined with low outgoings to make this the ideal family home - Early Viewing is highly recommended.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 203 Ballygomartin Road

, Belfast, BT13 3NB



- Stunning Extended Semi Detached Villa
- Modern White Bathroom Suite
- Low Outgoings
- 3 Bedrooms, 2 Receptions
- Upvc Double Glazed Windows
- Private Rear Gardens
- Extended Modern Fitted Kitchen
- Gas Fired Central Heating
- Sought After Residential Location

## Entrance Porch

Upvc double glazed entrance door, ceramic tiled floor.

## Entrance Hall

Vestibule door, engineered flooring, panelled radiator, understairs storage.

## Lounge

12'3" x 10'1" into bay (3.75 x 3.09 into bay)  
Oak mantle, engineered flooring, panelled radiator.

## Living Room

10'11" x 10'8" (3.34 x 3.27)  
Engineered flooring, pvc patio style double doors, picture rail.

## Kitchen

19'7" x 8'2" (5.99 x 2.51)  
Stainless steel sink unit, range of high and low level units, formica wood block effect worktops, free standing range style cooker with gas hob, plumbed for washing machine, plumbed for dish washer, fridge freezer space, double panelled radiator, partly tiled walls, ceramic tiled floor, pvc double glazed rear door.

## First Floor

Landing, access to roofspace.

## Bedroom

10'6" x 10'2" (3.21 x 3.10)  
Laminate wooden floor, built-in storage, concealed gas boiler.

## Bedroom

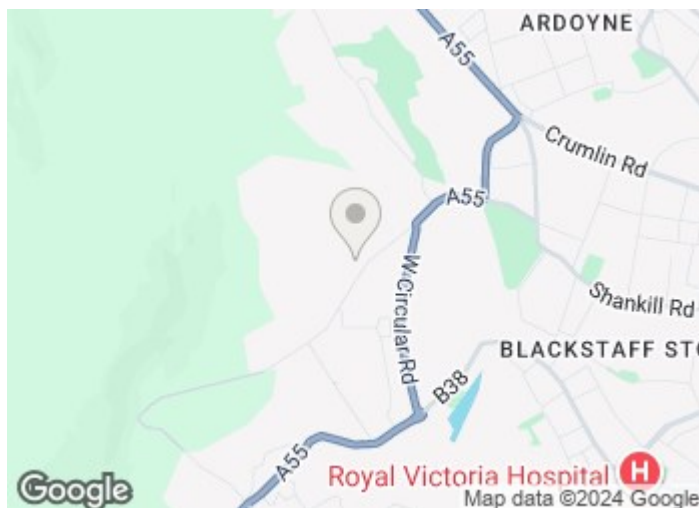
13'0" x 10'2" into bay (3.98 x 3.10 into bay)  
Panelled radiator.

## Bedroom

7'6" x 6'2" (2.30 x 1.89)  
Laminate wooden floor, panelled radiator.

## Outside

Mature gardens to front in mature lawn and hedging. Ample driveway parking. Private enclosed rear in mature lawn, hedging, brick paved patio, double access gates, outside light and tap.

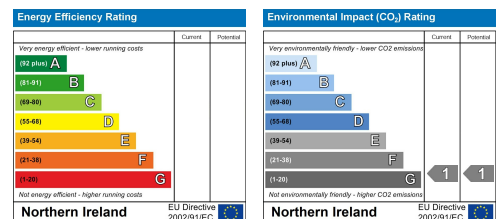


## Directions



# Floor Plan

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

<b>ANDERSONSTOWN</b> 028 9060 5200	<b>BALLYNAHINCH</b> 028 9756 1155	<b>CAUSEWAY COAST</b> 0800 644 4432	<b>FORESTSIDE</b> 028 9064 1264	<b>NEWTOWNARDS</b> 028 9181 1444
<b>BALLYHACKAMORE</b> 028 9047 1515	<b>BANGOR</b> 028 9127 1185	<b>CAVEHILL</b> 028 9072 9270	<b>GLENGORMLEY</b> 028 9083 3295	<b>RENTAL DIVISION</b> 028 9070 1000
<b>BALLYMENA</b> 028 2565 7700	<b>CARRICKFERGUS</b> 028 9336 5986	<b>DOWNPATRICK</b> 028 4461 4101	<b>MALONE</b> 028 9066 1929	



John McLarnon trading under licence as Ulster Property Sales (Cavehill)  
 @Ulster Property Sales is a Registered Trademark