

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			
Northern Ireland		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

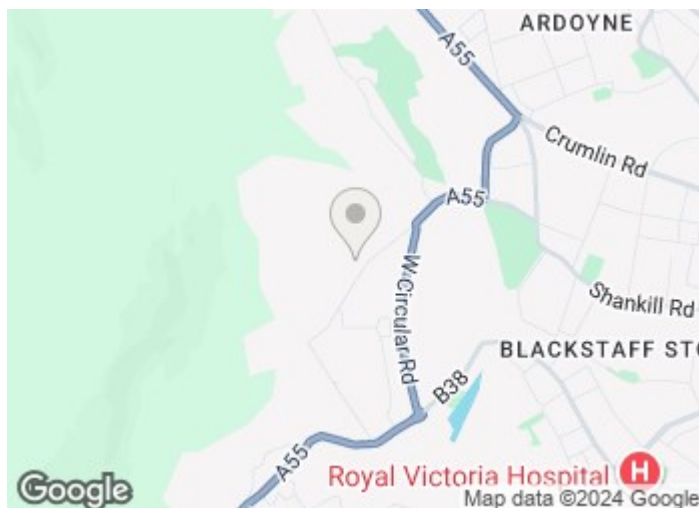
13'0" x 10'2" into bay (3.98 x 3.10 into bay)
Panelled radiator.

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.

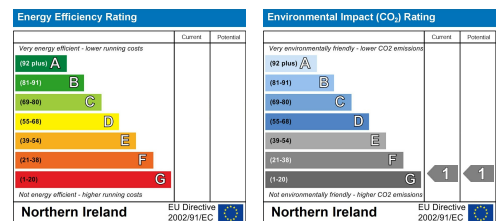


Directions



Floor Plan

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