



4 RINGFORD CRESCENT, BLACKS ROAD, BELFAST, BT11 9LG

A comfortable, well maintained and presented mid town house that enjoys a prominent position within the established sought after Blacks Road location. Three excellent, bright, double bedrooms. Two separate large reception rooms. Fitted kitchen. White bathroom suite. Upvc double glazed windows. Gas fired central heating system. Good, fresh presentation throughout. Fantastic doorstep convenience within walking distance of Schools / shops / Lidl / transport links all nearby. Feature open aspect / Green space within walking distance. Competitively priced first time buy. Tremendous value. Well worth a visit. Chain free.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(29-38)	F		
(1-28)	G		
Not energy efficient - higher running costs			
Northern Ireland EU Directive 2002/91/EC			

OFFERS AROUND £114,950

4 RINGFORD CRESCENT, BLACKS ROAD, BELFAST, BT11 9LG

Key Features

- A comfortable, well maintained and presented mid town house that enjoys a prominent position within the established sought after Blacks Road location.
- Two Separate reception rooms.
- White Bathroom suite.
- Upvc double glazed windows
- Private Gardens.
- Three excellent, bright, double bedrooms.
- Fitted Kitchen.
- Gas fired central heating system.
- Good fresh presentation throughout.
- Chain free.





GROUND FLOOR

OPEN ENTRANCE PORCH

Upvc double glazed entrance door to;

ENTRANCE HALL

Ceramic tiled floor.

LOUNGE

12'9 x 10'9

LIVING ROOM

14'0 x 12'0

Feature fireplace with inset and hearth.

FITTED KITCHEN

11'7 x 9'8

Range of high and low level units, formica work surfaces, overhead extractor hood, plumbed for washing machine, single drainer stainless steel sink unit, Upvc double glazed back door.

FIRST FLOOR

BEDROOM 1

13'4 x 9'7

BEDROOM 2

14'0 x 9'4

Built-in robes, gas boiler.

BEDROOM 3

10'7 x 9'8

Built-in robes.

WHITE BATHROOM SUITE

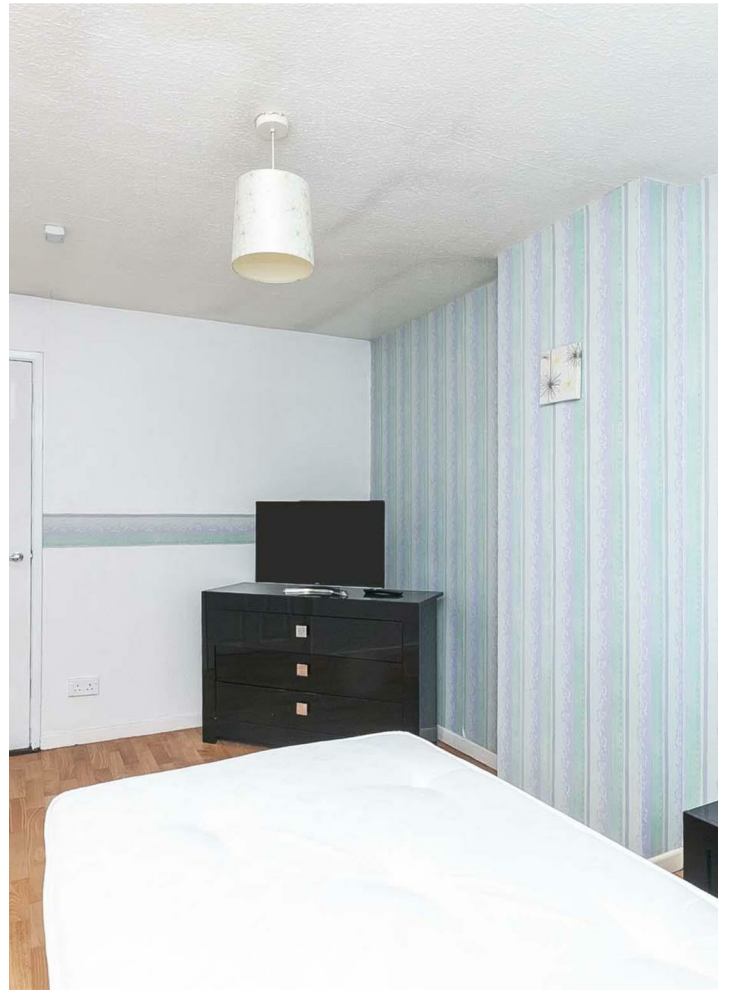
Panelled bath, wash hand basin, low flush w.c. pvc wall coverings.

OUTSIDE

Gardens to front with neat lawns and planting, feature railings and pillars, private to rear, flagging and fenced. Outside storage

4 RINGFORD CRESCENT, BLACKS ROAD, BELFAST, BT11 9LG









4 RINGFORD CRESCENT, BLACKS ROAD, BELFAST, BT11 9LG



Questions you may have.

Which mortgage would suit me best?
How much deposit will I need?
What are my monthly repayments going to be?

To answer these and other mortgage related questions contact Conor on .

Your home may be repossessed if you do not keep up repayments on your mortgage.

We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment. 18256013

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BANGOR
028 9127 1185

DONAGHADEE
028 9188 8000

GLENGORMLEY
028 9083 3295

RENTAL DIVISION
028 9070 1000

BALLYHACKAMORE
028 9047 1515

CARRICKFERGUS
028 9336 5986

DOWNPATRICK
028 4461 4101

MALONE
028 9066 1929

BALLYNAHINCH
028 9756 1155

CAVEHILL
028 9072 9270

FORESTSIDE
028 9064 1264

NEWTOWNARDS
028 9181 1444



Conor Beirne trading under licence as Ulster Property Sales (Andersonstown)
©Ulster Property Sales is a Registered Trademark