



## 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

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### 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

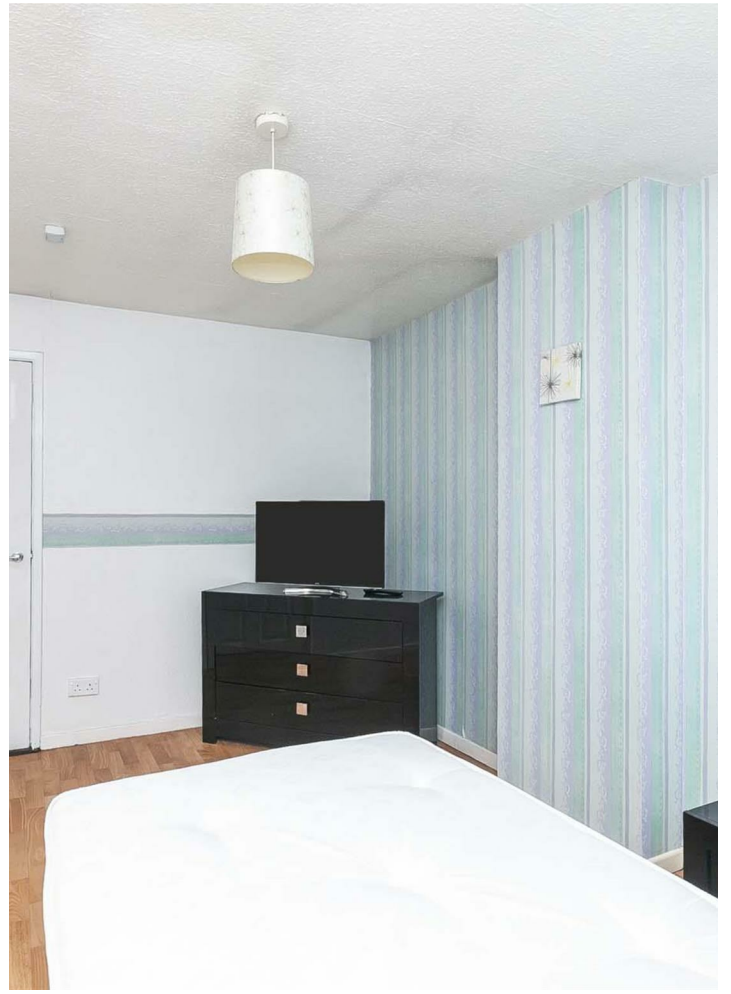
Panelled bath, wash hand basin, low flush w.c. pvc wall coverings.

## OUTSIDE

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

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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.

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