



## 4 Ballymena Court Old Park Road, Belfast, BT14 6HE

**Offers Over £129,950**

Superb Opportunity To Purchase A Luxuriously Appointed Modern Town Terrace Holding A Quiet Cul De Sac Position.

A superb opportunity to purchase an immaculate town terrace holding a quiet cul de sac position within this ever popular and sought after location. The richly appointed interior comprises 3 bedrooms, spacious lounge into bow window, luxury fitted kitchen with dining area and deluxe white bathroom suite. The dwelling further offers uPvc double glazed windows, gas central heating, downstairs wc, extensive use ceramic tiled and wood laminate floor coverings. With little or no maintenance worries, private walled rear patio garden and a most convenient location makes this the perfect first time buy or family home alike - Immediate viewing 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	

# 4 Ballymena Court

Old Park Road, Belfast, BT14 6HE



- Luxuriously Appointed Modern Town Terrace
- Spacious Lounge Into Bow
- Separate WC
- Quiet Cul De Sac Position
- 3 Bedrooms
- Luxury Fitted Kitchen
- Upvc Double Glazed Windows
- Superb Roofspace Storage
- Deluxe White Bathroom Suite
- Gas Central Heating

### Enclosed Entrance Porch

uPvc double glazed entrance door, ceramic tiled floor.

### Entrance Hall

Wood laminate floor, panelled walls, double panelled radiator.

### Lounge Into Bow

10'10" x 13'5" (3.31 x 4.11)

Attractive fireplace, wood laminate floor, panelled radiator.

### Kitchen

11'4" x 17'7" (3.47 x 5.38)

Single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space, canopy extractor fan, fridge/freezer space, plumbed for washing machine, plumbed for dishwasher, partly tiled walls, wood panelled walls, double

panelled radiator.

### DINING AREA

### Rear Lobby

Ceramic tiled floor, uPvc double glazed rear door.

### Separate Wc

White suite comprising wash hand basin and low flush wc.

### First Floor

Landing, built-in storage, fixed staircase to storage.

### Bathroom

Deluxe white bathroom suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, fully tiled walls, ceramic tiled floor, panelled radiator.

### Bedroom

11'6" x 10'3" (3.51 x 3.13)

Wood panelled walls, wood laminate floor, panelled radiator, built-in robe.

### Bedroom

8'7" x 7'1" (2.63 x 2.18)

Wood panelled walls, wood laminate floor, panelled radiator, built-in robe.

### Bedroom

11'5" x 9'10" (3.48 x 3.01)

Panelled radiator, built-in robe.

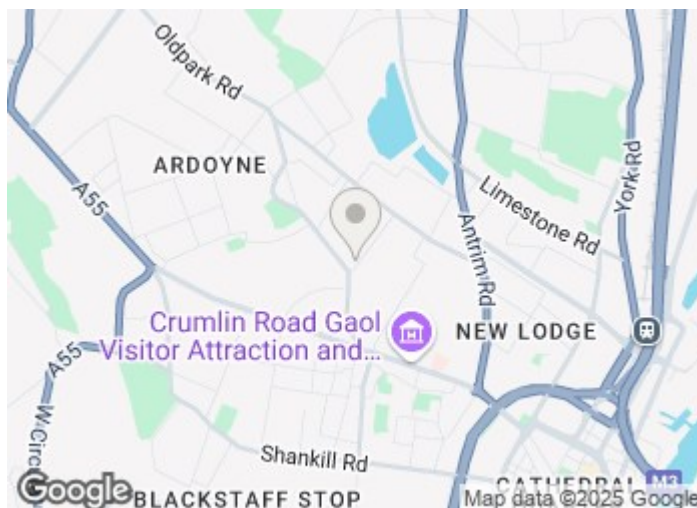
### Superb Storage

17'5" x 11'10" (5.32 x 3.63)

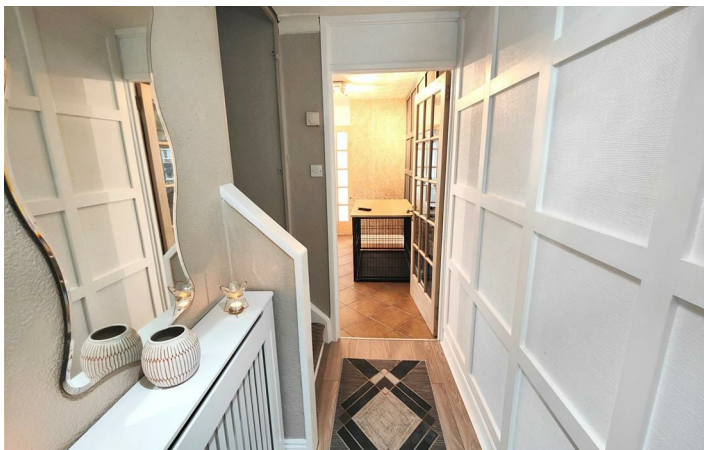
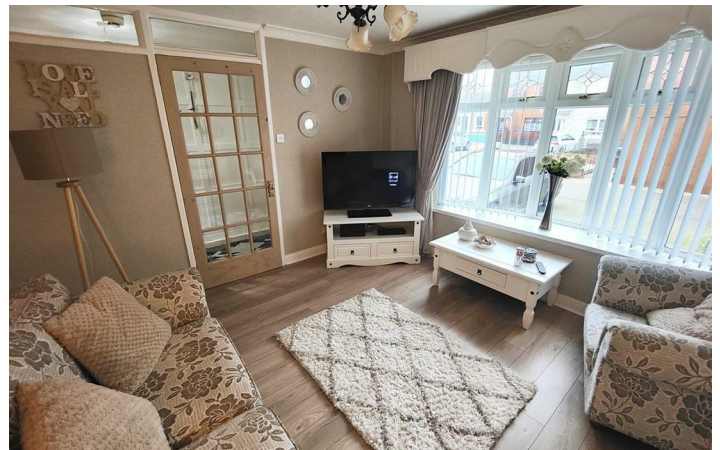
Velux style windows, under eaves storage, double panelled radiator.

### Outside

Enclosed forecourt, rear patio garden, artificial grass, outside tap and light.

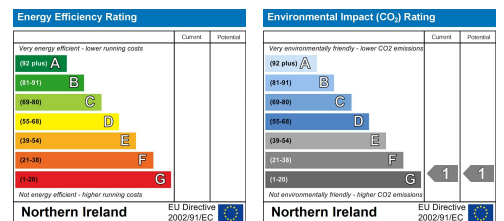


### Directions



# Floor Plan

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