

GERARD MCCLINTON  
ESTATE AGENT



2 Bathgate Drive, Belfast, BT4 2BA  
Offers in the region of £289,950







# 2 Bathgate Drive

## Belfast, BT4 2BA

- Newly Renovated Townhouse in Desirable Belmont
- Stunning Open Plan Living Dining Room with Feature Lighting
- Utility Area with Both Washing Machine & Tumble Dryer Installed
- Beautiful Bathroom with Feature Vaulted Ceiling
- Newly Redecorated - New Flooring Throughout
- 3 Bedrooms - Primary Bedroom with Walk in Robe and En Suite Shower Room
- Brand New Fitted Kitchen With Elegant Black & Copper Colour Combo
- Newly Created Ground Floor WC
- New Gas Central Heating - New Damp Proof Course - Newly Re Wired
- OPEN VIEWING SUNDAY 23rd FEB 11am - 1pm

This newly renovated townhouse is nestled in the highly sought-after Belmont area of East Belfast, close to an amazing selection of Coffee Shops, Restaurants, the beautiful art deco Strand Cinema and Ballyhackamore. This home now offers modern luxury living with convenience, making it the perfect place to call home.

Step inside to discover a bright and spacious interior, where every detail has been carefully considered. The heart of the home is the open-plan living and dining area, flooded with natural light and designed for both relaxation and entertaining. The contemporary kitchen features sleek wood block style countertops, black units combined with copper handles, the standard integrated appliances such as oven, hob and fridge freezer are included but you also get extras such as a wine chiller, dishwasher, washing machine and tumble dryer! Plus there is ample storage space in the utility area and the sellers have created a new ground floor WC for extra convenience.

Upstairs, the home boasts three generously sized bedrooms, each offering a tranquil retreat. The showstopper is the breathtaking master suite, complete with a luxurious dressing room and a private en suite bathroom. This serene space is designed for indulgence, offering the perfect escape at the end of the day.

The additional two bedrooms are equally well-appointed, sharing access to a stylish family bathroom with feature vaulted ceiling and modern fixtures and finishes. Outside, the private rear garden has a new deck area and exposed brick wall with industrial style lighting, ideal for outdoor entertaining.

Some of the notable works include: Damp proof course, re wired, new gas boiler, re plumbed and new radiators, newly extended kitchen creating utility and ground floor wc, re plastered and redecorated

Don't miss the opportunity to make this exquisite property your own. Contact us today to arrange a viewing!

Instagram @the.belfast.estate.agent



Offers in the region of £289,950



### Entrance hall

### Living dining room

25'4" x 10'1" (7.74 x 3.08)

### Kitchen

18'8" x 6'10" (5.7 x 2.1)

### Cloakroom / WC

6'2" x 2'11" (1.9 x 0.9)

### First floor landing

### Bathroom

7'9" x 6'5" (2.37 x 1.98)

### Master Bedroom

15'3" x 10'9" (4.65 x 3.3)

### Dressing Room

9'2" x 6'4" (2.8 x 1.94)

### En Suite

9'6" x 5'1" (2.9 x 1.56)

### Second floor landing

### Bedroom

15'5" x 11'1" (4.7 x 3.4)

### Bedroom

11'1" x 8'8" (3.4 x 2.65)

### Outside



Directions

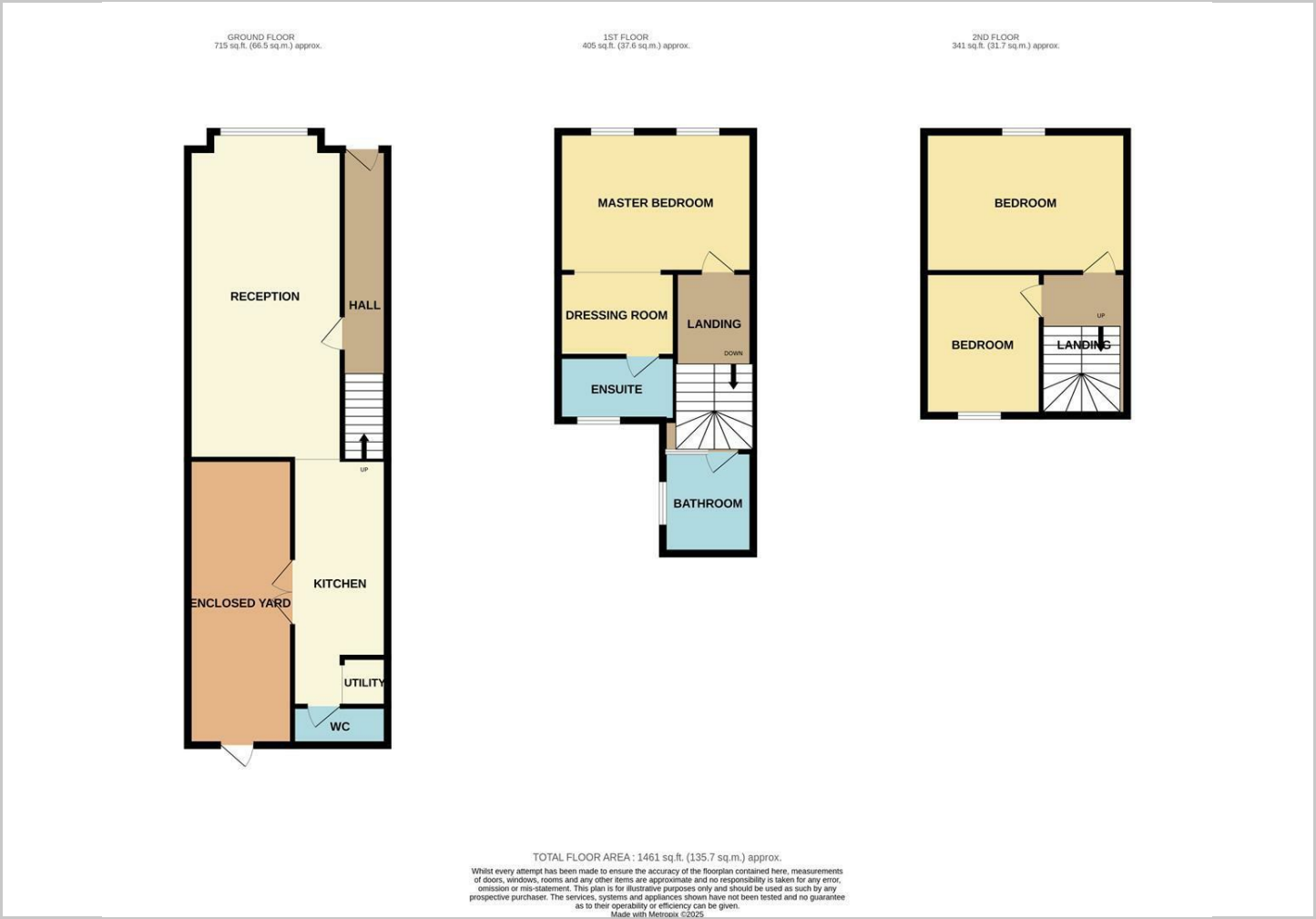








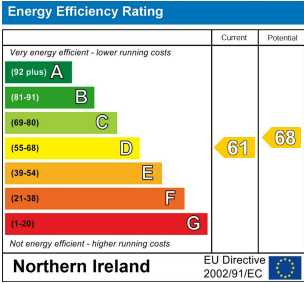
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.