



## 40 Ballygomartin Road , Belfast, BT13 3LD

**Offers Around £89,950**

Period Mid Terrace Holding A Prime Elevated Position In This Most Convenient Location.

A superb opportunity to purchase a mid terrace holding an elevated position fronting onto the Ballygomartin Road. The interior comprises 3 bedrooms, 2 reception rooms, office, kitchen with dining, rear lobby area with WC and white bathroom suite to first floor. The dwelling requires extensive refurbishment works however offers uPvc double glazed windows to the majority of the property, gas central heating and is perfect for those wishing to take on a project within this ever popular location . Outside an elevated forecourt enclosed rear yard with garden beyond combines with a most convenient location to make this a home worthy of your immediate attention.

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	

# 40 Ballygomartin Road , Belfast, BT13 3LD



- Period Town Terrace
- Kitchen With Dining
- Upvc Double Glazed Windows To The Majority Of The Property
- Most Convenient Location
- 3 Bedrooms Office
- White Bathroom Suite
- Gas Central Heating
- 2 Reception Rooms
- Downstairs Furnished Cloakroom
- Excellent Potential

## Entrance Porch

Pvc double glazed entrance door, cornice ceiling.

## Entrance Hall

Wood laminate floor, recessed lighting, understairs storage, double panelled radiator.

## Lounge into Bay

16'6" x 13'1" (5.04 x 4.01 )

Brick fireplace, corniced ceiling, double panelled radiator.

## Living Room

10'5" x 10'7" (3.20 x 3.24)

Brick fireplace, double panelled radiator.

## Kitchen

16'11" x 9'1" (5.16 x 2.78)

Bowl and a half stainless steel sink unit, range of high and low level units, formica worktops, cooker space,

fridge/freezer space, under stairs cloaks, double panelled radiator.

## Rear Lobby

Wood laminate floor, pvc double glazed door to rear.

## Furnished Cloakroom

White suite comprising pedestal wash hand basin, low flush wc, pvc panelled walls, built-in storage.

## First Floor

Landing, wood laminate floor, concealed gas boiler, mirrored slider robes.

## Bathroom

White suite comprising shower cubicle, thermostatically controlled telephone handset shower, electric shower unit, pedestal wash hand basin, low flush wc, chrome radiator, pvc panelled walls.

## Bedroom

9'7" x 8'0" (2.94 x 2.45)

Access to roofspace, double panelled radiator.

## Bedroom

10'6" x 10'5" (3.22 x 3.20)

Wood laminate floor, recessed lighting, panelled radiator.

## Office

10'8" x 5'4" (3.26 x 1.63)

Exposed timber floor.

## Bedroom

11'2" x 10'7" (3.42 x 3.25)

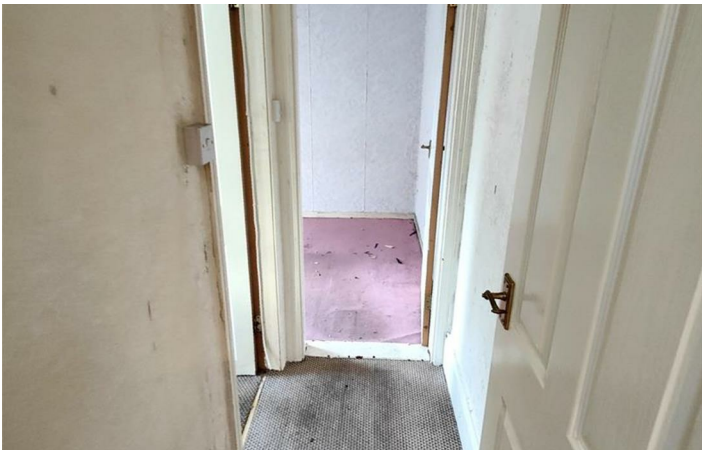
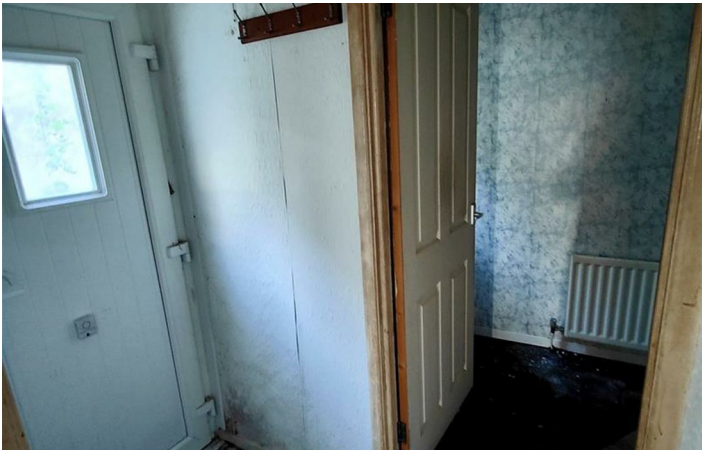
Wood laminate floor, recessed lighting, double panelled radiator.

## Outside

Raised forecourt in pavers, enclosed rear yard, outside water tap, rear garden



## Directions



# Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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