COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



46 Ligoniel Road, Belfast, BT14 8BX

- End Terrace
- Lounge
- Deluxe Bathroom With Three Piece Suite
- Low Maintenance Gardens Front & Rear
- Recently Refurbished
- Two Well Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Gas Heating; PVC Double Glazing
- Rural Views; Convenient Location
- Ideal First Time Buy / Buy To Let Investment

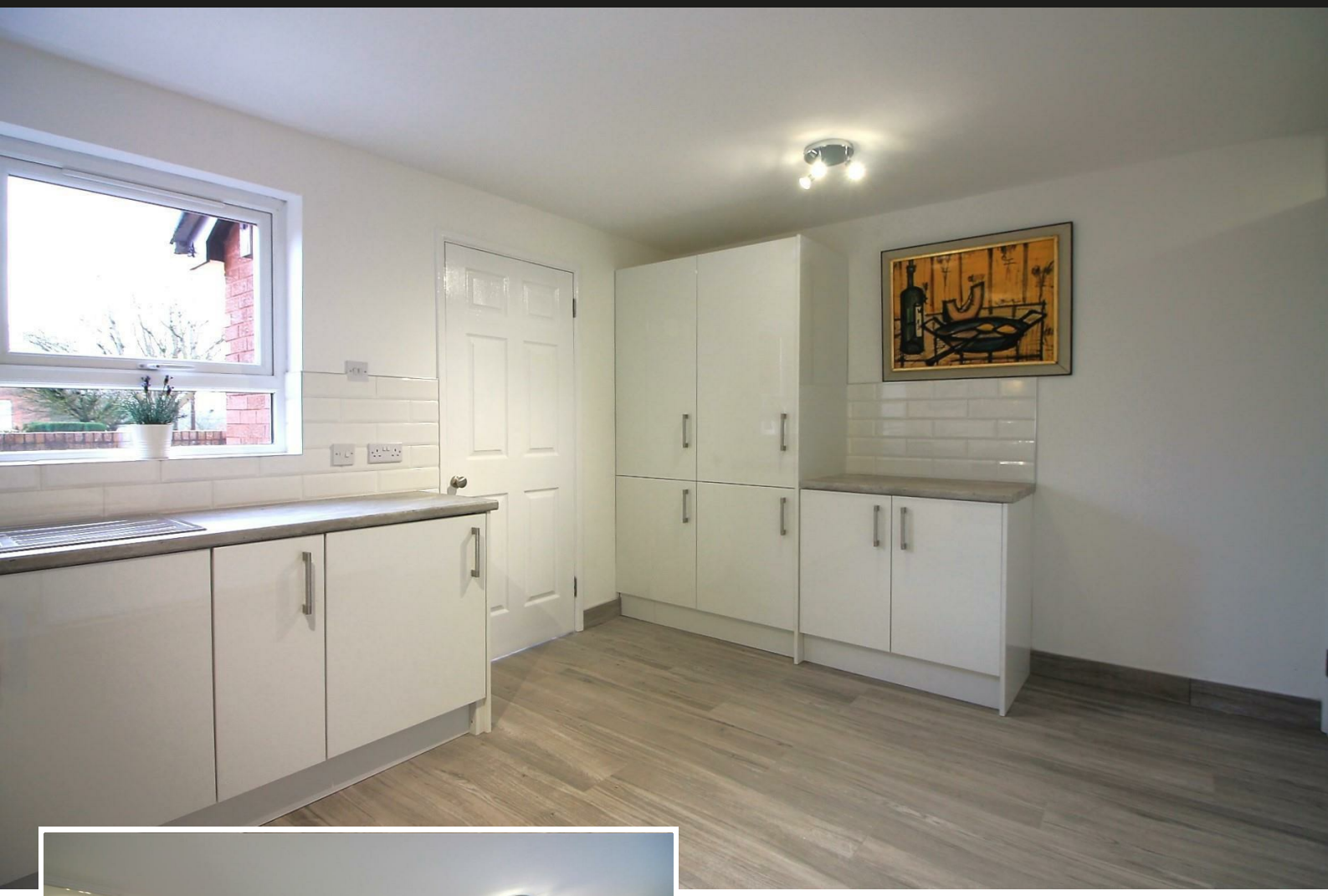
Offers Over £99,950

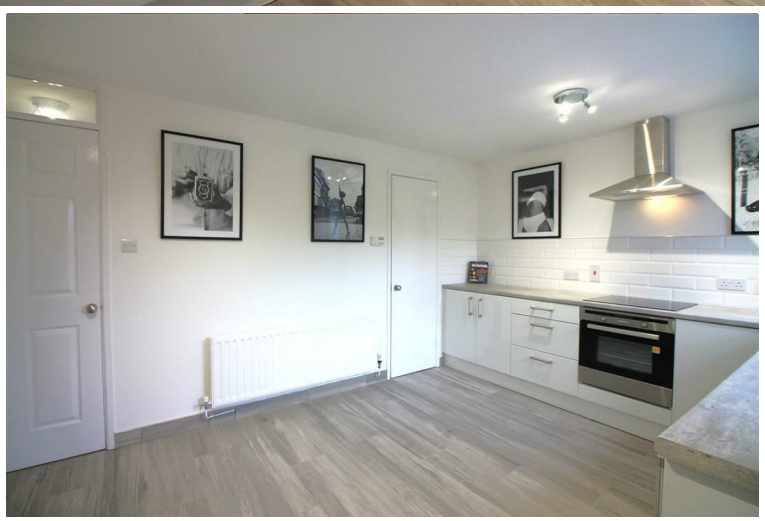
EPC Rating C





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE PORCH

PVC double glazed front door. Tiled floor.

LOUNGE 14'8" x 9'5"

HALL

Stairwell to first floor.

KITCHEN WITH INFORMAL DINING AREA 14'8" x 9'5"

Modern fitted, white high gloss kitchen with range of fitted storage units and stone effect melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated touch screen ceramic hob with stainless steel extractor hood over. Integrated oven. Splash back tiling to walls. Tiled floor. Access to under stairs store.







REAR HALL

Tiled floor. Access to shelved store. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to shelved store with gas fired central heating boiler. Access to roof space.

BEDROOM 1 14'9" x 9'4"

Built in wardrobe. Twin windows to front elevation.

BEDROOM 2 10'5" x 7'4"

Rural views.

DELUXE BATHROOM

White three piece suite comprising panelled bath, floating vanity unit and WC. Thermostat controlled shower with drench shower head and folding shower screen over bath. Part tiling to walls. Tiled floor.

EXTERNAL

Low maintenance, enclosed front garden finished in decorative stone and paving.
External lighting.
Fully enclosed rear garden finished in decorative stone and paving.
Outside tap.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

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.



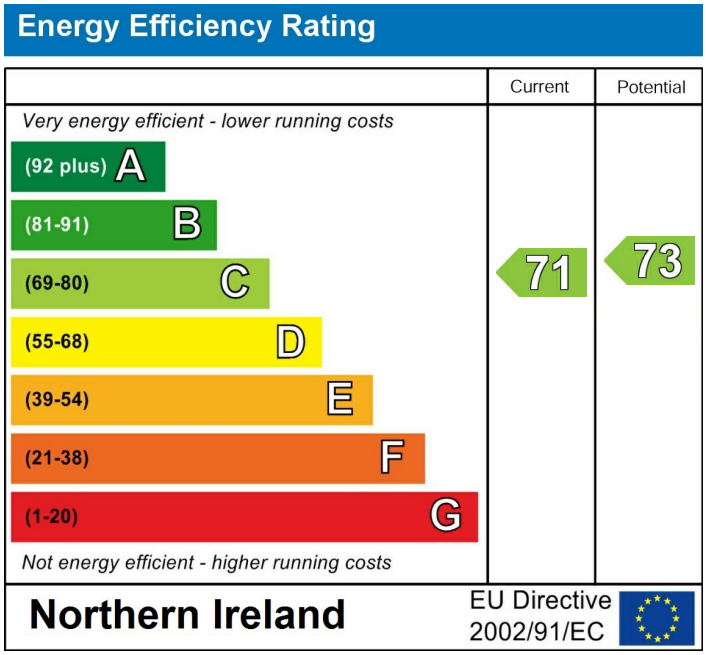


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Immaculately presented, recently renovated, two bedroom, end terrace property with fully enclosed rear garden, conveniently located off Ligoniel Road, North Belfast, within walking distance of public transport routes, local shops and amenities. The property comprises entrance porch, lounge, hallway with stairway leading to first floor, modern fitted kitchen with informal dining area, rear hall, two well proportioned first floor bedrooms, and deluxe bathroom with white three piece suite. Externally the property enjoys low maintenance, enclosed front garden finished in decorative stone and paving, and fully enclosed rear garden finished in decorative stone and paving. Other attributes include gas fired central heating, PVC double glazing and rural views. Ideal first time buy / buy to let investment alike. Early viewing highly recommended to avoid disappointment.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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Shortlisted TheNegotiator Awards 2018

Shortlisted TheNegotiator Awards 2019

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