COLIN GRAHAM RESIDENTIAL

319 Antrim Road
Newtownabbey BT36 5DY

T: 028 90 832 832
colingrahamresidential.com



19 Ballygomartin Drive, Belfast, BT13 3UB

- Mid Terrace Property
- Lounge; Focal Point Fireplace
- Shower Room; White Suite
- PVC Double Glazing
- Convenient Location; Rural Views
- Three Well-Proportioned Bedrooms
- Kitchen With Informal Dining Area
- Oil Heating
- Gardens Front and Rear
- Ideal First Time Buy / Buy To Let

Offers Over £99,950

EPC Rating D





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PROPERTY DESCRIPTION

ACCOMMODATION

ENTRANCE HALL

PVC double glazed front door. Stairwell to first floor. Wood laminate floor covering. Glass panelled doors to lounge and kitchen.

LOUNGE 14'11" x 10'11"

Rural views to front elevation. Focal point fireplace with timber surround. Wood laminate floor covering.







KITCHEN WITH INFORMAL DINING AREA 13'10" x 9'7"

Modern fitted kitchen with range of high and low level storage units with contrasting, wood grain effect, melamine work surface. Stainless steel 1.5 bowl sink unit with draining bay. Integrated, ceramic hob with stainless steel extractor hood over. Integrated oven. Space for under counter fridge. Plumbed and space for washing machine. Twin glass fronted display cabinets. Splashback tiling to walls. Wood laminate floor covering. Access to store. Glass panelled door leading to:

REAR HALL

Tiled floor. PVC double glazed door to rear garden.

FIRST FLOOR

LANDING

Access to roof space.

BEDROOM 1 13'0" x 8'11"

Rural views. Built in double wardrobe.

BEDROOM 2 11'6" x 11'0" (wps)

Built in double wardrobe. Access to hot press.

BEDROOM 3 10'1" x 7'10" (wps)

Rural views.

SHOWER ROOM

White, three piece suite comprising fully tiled, oversized shower enclosure, pedestal wash hand basin and WC. Electric shower. Fully tiled walls.

EXTERNAL

Front garden finished in lawn and range of plants and shrubs.
Tiled entrance canopy.
External lighting.
PVC soffits, fascia and rainwater goods.
Fully enclosed, low maintenance, paved rear garden/yard.
Outside tap.
Oil fired central heating boiler.
PVC oil storage tank.

IMPORTANT NOTE TO ALL POTENTIAL PURCHASERS

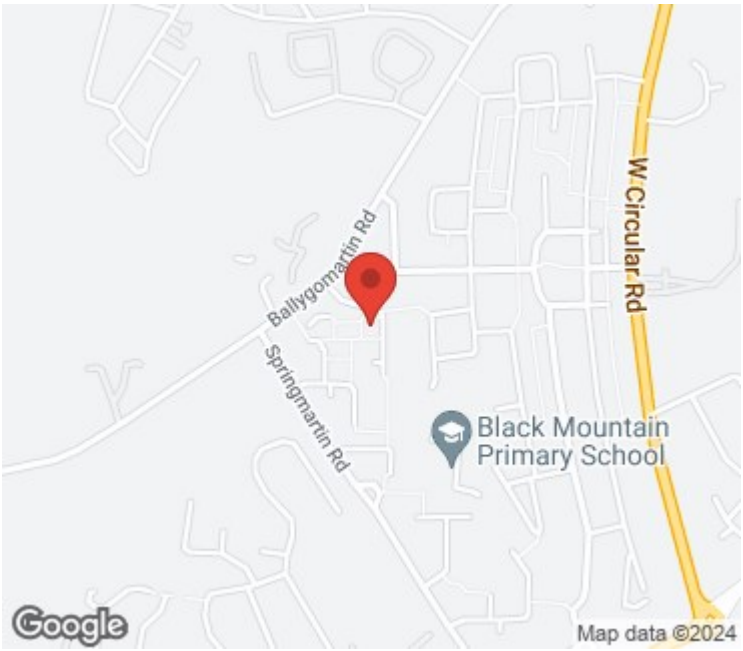
Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

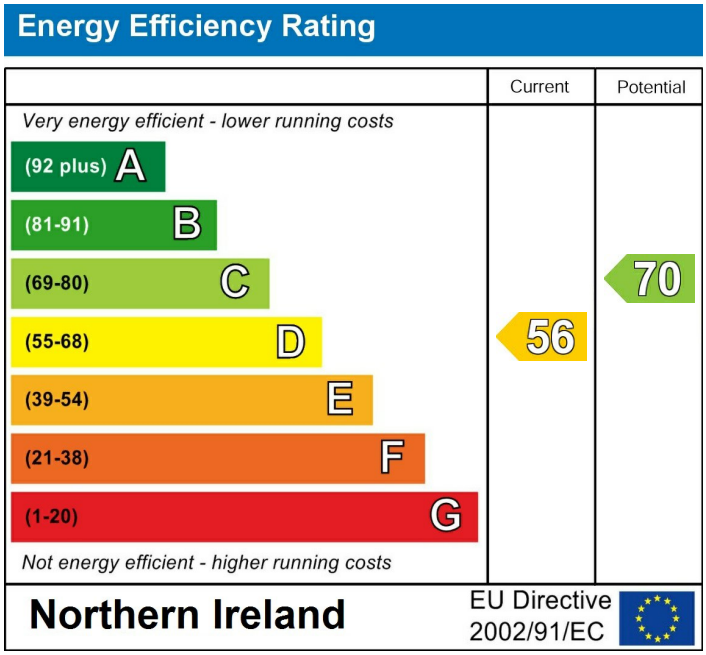






Immaculately presented, three bedroom, mid terrace property, conveniently located off Ballygomartin Road, North Belfast. The property comprises entrance hall, lounge with focal point fireplace, kitchen with informal dining area, rear hall, three well-proportioned bedrooms and shower room with white three piece suite. Externally, the property enjoys front garden finished in lawn and low maintenance, fully enclosed, rear garden / yard. Other attributes include oil 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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