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CHARTERED SURVEYORS
AUCTIONEERS, ESTATE AGENTS & VALUERS
RATING & COMPENSATION CONSULTANTS
6, ENGLISH STREET, DOWNPATRICK
BT30 6AB, CO. DOWN

130 Barnetts Road, Belfast, BT5 7BD



Barnett's Road is located off the Upper Newtownards Road and Kings Road Belfast. It is just minutes from Ballyhackamore which has a fantastic range of restaurants, coffee shops and shops, its a highly popular location.

This delightful home is just minutes from Stormont Estate which has a great playground area, whilst also a few minutes to the Glider services into Belfast City Centre. Close by are a range of local shops with green grocers, chemist, Co-Op and all in all within a great neighbourhood.

The property would make an ideal home for families or young professionals and has been modernised throughout to include a newly fitted (2018) Hand painted Hague blue kitchen by Creative Living with open plan design into the dining room and lounge. There is an attractive open fire in the lounge with solid oak flooring and corncing. The accommodation includes three bedrooms, bathroom and enhanced by pvc double glazing throughout and oil fired central heating. The attic has been floored with carpet, has a velux window and eaves storage, and is accessed by a Ramsey ladder. Externally there is a detached garage with up and over door, and plumbed for washing machine.

Set off the road to the front of the property there is an array of mature trees, including Rhododendron, Magnolia tree and mature shrubs and hedging giving the property excellent privacy. To the front is a neat lawn with gravel driveway leading to the enclosed rear gardens with further lawns and an array of Japanese Maples, Acers and shrubs. All this means this delightful home will appeal to keen gardeners or those looking for private outdoor entertaining space or for children to enjoy.

- This delightful home is located on a mature site set back from the road with a good degree of privacy
- Barnetts Road is just minutes from Stormont Estate, general merchants, and the bustling Ballyhackamore area with its wide range of restaurants, shops and coffee shops
- A popular location within walking distance to the glider services into the city centre
- A modernised home to include a newly fitted handpainted kitchen with appliances and open plan design to the dining and lounge
- Lounge with fireplace and solid oak flooring
- Kitchen with Hague Blue hand painted kitchen with integrated appliances
- Dining area with solid oak flooring and pvc french style patio doors
- Three bedrooms
- Bathroom
- Boasting mature gardens with an array of Japanese maple trees, Rhododendron, Magnolia tree, Japanese Maples and mature hedging offering excellent privacy
- Detached garage

OFFERS OVER £239,000

130 Barnetts Road, Belfast, BT5 7BD

ACCOMMODATION COMPRISES:

ENTRANCE Entrance porch with tiled floor and pvc entrance door

HALLWAY:

Solid Oak flooring, under stairs storage



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LOUNGE:

Attractive feature fireplace with tile inset, wood surround and granite hearth, solid oak flooring and cornicing. Shelving and television point



KITCHEN: 8' 3" x 8' 1" (2.508m x 2.467m)

Hand painted solid wood hauge blue kitchen with wood effect worktop was installed in 2018, 1 & 1/5 bowl Ceramic white stone sink with rose gold tap, integrated appliances to include Bosch Oven, integrated dishwasher, electric hob, fridge/freezer. Rose gold/copper furnishings and pot drawers with cutlery drawer and under unit lighting. Garden views and solid oak flooring.



DINING ROOM: 11' 6" x 10' 5" (3.496m x 3.167m)

Solid oak floor, open plan from kitchen and lounge this room is bright and a great space for entertaining with french style pvc patio doors to the enclosed gardens.



FIRST FLOOR

LANDING:

BEDROOM (1): 11' 11" x 11' 9" (3.637m x 3.590m)

4 double sockets, television point, radiator



BEDROOM (2): 11' 7" x 9' 12" (3.524m x 3.047m)

Views towards Stormont and rear gardens, 4 double sockets, telephone point and radiator.



BEDROOM (3): 8' 2" x 8' 0" (2.498m x 2.448m)

3 double sockets and telephone point





BATHROOM:

White suite with bath, electric shower above, pedestal wash hand basin, wc wood floor



ROOFSPACE:

Roof space is floored with carpet, sockets, lighting and velux

GARAGE:

Plumbed for washing machine, lighting and sockets

OUTSIDE

Spacious lawns with mature shrubs Japanese Maple, Rhododendrons, Magnolia tree, and an array of hedging. Which means this delightful home will appeal to keen gardeners or those looking for private outdoor entertaining space or for children to enjoy. Outside tap, sensor lighting and porch.



Please note, the vendor of this home is a staff member of Alexander Reid & Frazer

	Current	Potential
Very energy efficient - lower running costs		
A 92-100		
B 81-91		
C 69-80		
D 55-68		
E 39-54	45	57
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

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