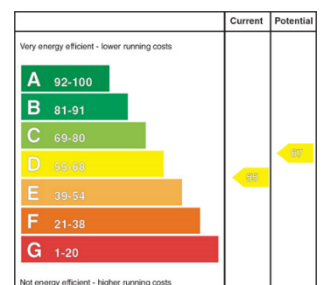




6 KILMORY GARDENS, BELFAST, BT5 7GB
ASKING PRICE: £74,950

- Attractive Mid Town Terrace
- 3 Good Sized Bedrooms**
- Spacious Lounge**
- Open Plan Kitchen/Dining Area**
- Utility Area**
- White Bathroom Suite**
- Gas Fired Central Heating**
- Upvc Double Glazed Window Frames**
- Generous Enclosed Private Garden to Rear**
- Ideal First Time Buy**
- Excellent Investment Opportunity**

9374-0226-6690-1937-5996



Ideally located within easy reach of local shops, schools & medical centre, the sale of this attractive mid town terrace should be of immediate appeal to both young families or couples looking to take their first step onto the property ladder. The property benefits from deceptively spacious internal accommodation and enjoys a sizeable enclosed garden to rear. Gas fired Central Heating has been installed in past years. Early viewing is advised as recent similar sales have proved extremely popular. No systems have been tested in this property.

THE PROPERTY COMPRISES:

Entrance

Upvc double glazed front door to:

Ground Floor

ENTRANCE HALL: Laminate timber effect flooring, double panelled radiator, understair cloaks cupboard, Upvc door to rear.

LOUNGE: 13' 10" x 11' 7" (4.22m x 3.53m) Double & single panel radiator.

KITCHEN/DINING ROOM: 14' 0" max. x 13' 9" (4.27m x 4.19m) Range of high & low level units, single drainer stainless steel sink unit, cooker point, plumbed for washing machine, partially tiled walls, ceramic tiled floor, double panelled radiator.

UTILITY ROOM: 6' 9" x 5' 11" (2.06m x 1.8m) Glass panelled door to side.

First Floor

LANDING: Cupboard containing 'Vokera' gas fired boiler.

BEDROOM (1): 14' 0" x 8' 6" (4.27m x 2.59m) Built in double wardrobe, 2 double panelled radiators.

BEDROOM (2): 14' 0" x 8' 1" (4.27m x 2.46m) Double built in wardrobe, double panelled radiator.

BEDROOM (3): 9' 5" max. x 8' 10" max. (2.87m x 2.69m) Built in wardrobe, laminate timber effect flooring, single panelled radiator.

BATHROOM: White suite comprising panelled bath with telephone hand held shower over, pedestal wash hand basin, low flush w.c., single panelled radiator, partially tiled walls.

Outside

Small garden to front in lawn.

Good sized enclosed garden to rear in lawn bordered by mature hedging & timber fencing.

LOCATION: Kilmory Gardens is off Melfort Drive which is directly off Kings Road.



AMPMni, 54 Belmont Road, Belfast, BT4 2AN. Telephone 028 9047 4660 Email: info@ampmni.com Web: www.ampmni.com

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