



59 Ballygomartin Road

Belfast, BT13 3LB

Offers over £139,950



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Nestled in the heart of West Belfast, 59 Ballygomartin Road blends modern convenience with timeless Victorian charm. This beautifully presented home boasts four well-proportioned bedrooms, a spacious lounge perfect for relaxing or entertaining, and a sleek, modern fitted kitchen with an informal dining area—ideal for everyday living. A separate utility room adds practicality, while the contemporary shower room ensures style and comfort. Outside, a low-maintenance rear yard offers additional space for enjoying the outdoors. Conveniently located close to local amenities and excellent public transport links, this property is a fantastic opportunity for first-time buyers and investors alike.

To arrange your personal viewing, contact Nest Estate Agents today – don't miss out on this unique home!

**HALLWAY** 11'9 x 3'4 (3.58m x 1.02m)  
Hardwood front door with glazed feature inset. Vinyl flooring. Feature victorian ceiling mouldings.

**LIVING ROOM** 10'4 x 13'10 (3.15m x 4.22m)  
Feature bay fronted window. Open fire. Vinyl flooring. Cornice ceilings. Feature decorative ceiling rose.

**FITTED KITCHEN** 11'1 x 10'11 (3.38m x 3.33m)  
Range of low level units with contrasting worktops. Composite sink unit with drainer and mixer taps. Integrated electric oven and hob. Integrated extractor fan. Tiled splashback. Vinyl flooring. Feature vertical radiator. Access to storage.

**STORAGE** 3'4 x 6'10 (1.02m x 2.08m)

**UTILITY** 10'9 x 6'11 (3.28m x 2.11m)  
Vinyl flooring. Access to rear yard.

FIRST FLOOR

**BEDROOM 1** 13'11 x 14'7 (4.24m x 4.45m)  
Feature bay fronted window. Built in sliderobes. Cornice ceiling. Victorian decorative ceiling rose.

**BEDROOM 3** 10'9 x 8'5 (3.28m x 2.57m)

**LANDING** 15'2 x 7 (4.62m x 2.13m)

**BATHROOM** 6'11 x 7 (2.11m x 2.13m )  
White suite comprising mains open shower unit. Low flush W/C. Pedestal wash hand basin with mixer taps. Tiled flooring. Tiled walls. Recessed spotlights.

SECOND FLOOR

**BEDROOM 2** 14'7 x 11'2 (4.45m x 3.40m)

**BEDROOM 4** 8'3 x 10'10 (2.51m x 3.30m)  
Wooden flooring.

**LANDING** 5'6 x 10'9 (1.68m x 3.28m)

**OUTSIDE**  
Rear yard. Outdoor tap.

Front paved garden bordered by flower beds.

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Do you need a mortgage to finance the property? Contact Nest Mortgages on 02893 438092.



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus)	A		(92 plus)	A	
(81-91)	B		(81-91)	B	
(69-80)	C		(69-80)	C	
(55-68)	D		(55-68)	D	
(39-54)	E		(39-54)	E	
(21-38)	F		(21-38)	F	
(1-20)	G		(1-20)	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
Northern Ireland			Northern Ireland		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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