

**77 WINDERMERE ROAD,
FOUR WINDS,
BELFAST,
BT8 6QY**



- **Substantial Four Bedroom Detached House**
- **Four Double Bedrooms, Master with En-Suite**
- **Gas Fired Central Heating and Double Glazed Windows**
- **Large Mature Gardens to Front and Rear**
- **Driveway Parking Enough for Two Cars**
- **Located in Popular Four Winds Area**
- **Chain Free**

Offers Around: £330,000

A substantial four bed detached property in the ever popular Four Winds area. The property offers flexible accommodation throughout comprising of two spacious reception rooms on the ground floor with modern fully fitted kitchen open through to a snug area.

With 4 double bedrooms on the first floor, including a main bathroom, Jack and Jill off the master bedroom and a further en-suite bathroom in bedroom number four.

This is a fantastic opportunity for a discernable buyer looking to put their own bespoke stamp on their future home.

Ground Floor

ENTRANCE HALL:

uPVC Front door. Laminate flooring. Under stairs WC.

LIVING ROOM: 25' 0" x 11' 0" (7.62m x 3.35m)

Solid wooden flooring. Electric Fire.

KITCHEN: 20' 0" x 12' 0" (6.1m x 3.66m)

Tiled flooring. High and low level units. Single drainer stainless steel sink and cooker hood. Plumbed for washing machine. Open to snug area which has wooden flooring and part tiled walls.

LIVING ROOM 2: 15' 0" x 9' 0" (4.57m x 2.74m)

Solid wooden flooring through from snug. uPVC Patio door.



First Floor

MASTER BEDROOM:

Room layout lends itself to space for an office space or dressing room, then open through to main bedroom space. Jack and Jill bathroom and access to the roof-space.

ENSUITE BATHROOM:

WC. Wash hand basin. Shower. Fully tiled.

BEDROOM (2): 19' 0" x 8' 10" (5.79m x 2.69m)

Carpeted. Dressing area.

BEDROOM (3): 9' 10" x 9' 10" (3m x 3m)

Carpeted.



BEDROOM (4): 11' 0" x 9' 11" (3.35m x 3.02m)

Double built in robes.

FAMILY BATHROOM:

Three piece suite with fully tiled walls, electric shower with glass panel, low flush W/C and wash hand basin.

ROOF-SPACE:

Power, light and fully floored. Slingsby ladder access.





OUTSIDE

Raised and fully paved patio area leading to a lower level grass garden.

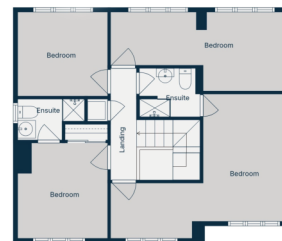
LOCATION

Turn off Ballymaconaghy Road on to Windermere Road 77 Windermere Road is on your left after c.250 metres.

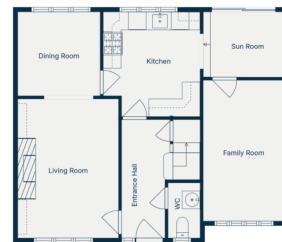
OTHER INFO

Rates c. £1,728.62/per annum

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	65 D
39-54	E		
21-38	F		
1-20	G		



2nd Floor



1st Floor

