



11 Laurelgrove Avenue, Off Ballymaconagh Road, Belfast, BT8 6ZQ

Asking Price £219,950

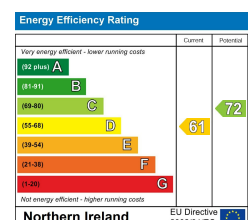
Situated off the Ballymaconagh Road, this semi detached home offers convenience to the Four Winds, with its local shops, restaurants and transport links to most parts of the City, as well as leading schools both primary and post primary.

Internally the property comprises spacious lounge and modern fitted kitchen / dining / living area to the rear. Upstairs there are three bedrooms, master with modern en-suite and contemporary white bathroom suite.

The property also benefits from an oil heating system, double glazed windows, off street parking and superb garden area to the side and rear that captures the afternoon sun.

An excellent first time purchase with little to do but add furniture.

- Semi Detached Home
- Spacious Lounge
- White Bathroom Suite
- Double Glazed
- Superb Side & Rear Garden
- Three bedrooms Principle With En-Suite
- Modern Fitted Kitchen/Dining / Living
- Oil Heating
- Driveway With Ample Parking
- Excellent First Time Purchase



Entrance Hall

Glass panelled front door to entrance porch. Glass panelled inner door to the lounge.

Lounge 16'2 x 15'0 (4.93m x 4.57m)



Wood stripped flooring. Under stairs storage.

Kitchen/Dining/Living 16'7 x 15'0 (5.05m x 4.57m)



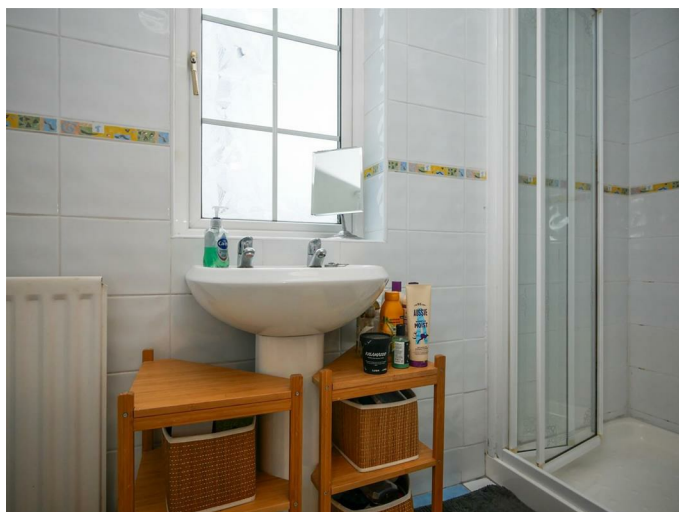
(at widest points) Shaker style fitted kitchen with granite effect worktop, built in hob and under oven, stainless steel extractor fan, integrated fridge freezer and dishwasher. plumbed for washing machine. Part tiled walls. Tiled flooring. Spot-lights.

First Floor

Bedroom One 11'8 x 10'1 (3.56m x 3.07m)



Ensuite



Comprising walk in shower cubicle with shower unit above, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring.

Bedroom Two 8'5 x 8'4 (2.57m x 2.54m)



Built-in storage.

Bedroom Three 7'7 x 5'9 (2.31m x 1.75m)



Built in storage.

White Bathroom Suite



Comprising panelled bath with mixer taps and hand shower above, pedestal wash hand basin, low flush w/c, fully tiled walls, tiled floor.

Landing

Access to the roofspace via fold down ladder.

Outside Front

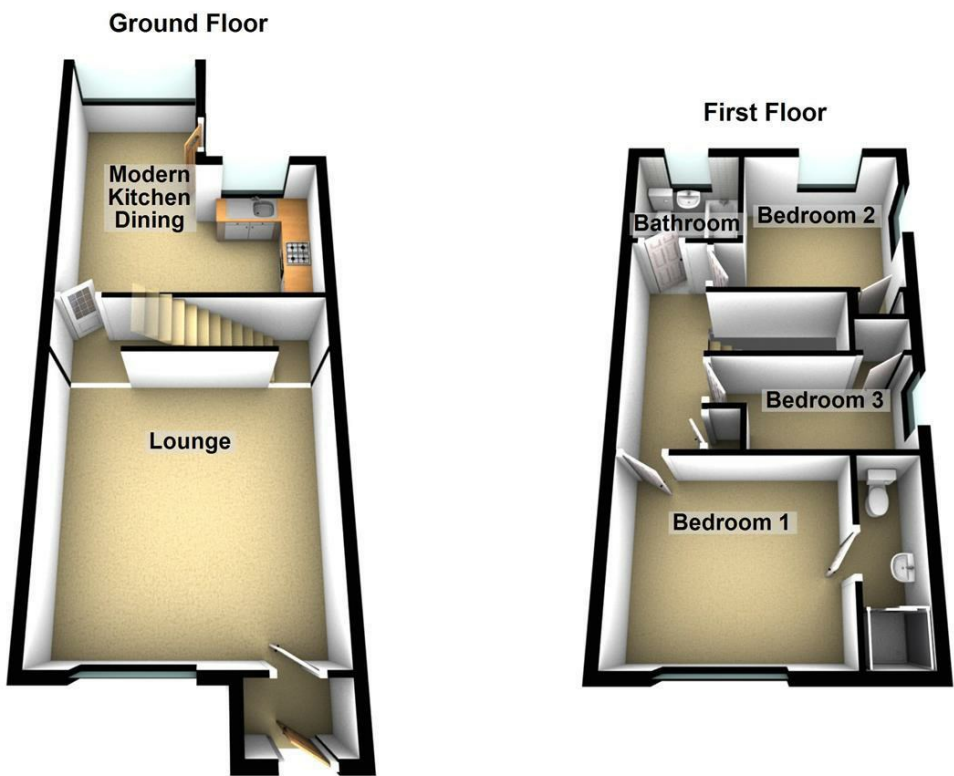
Tarmac driveway with ample parking. Wired for E V charging point.

Outside Rear

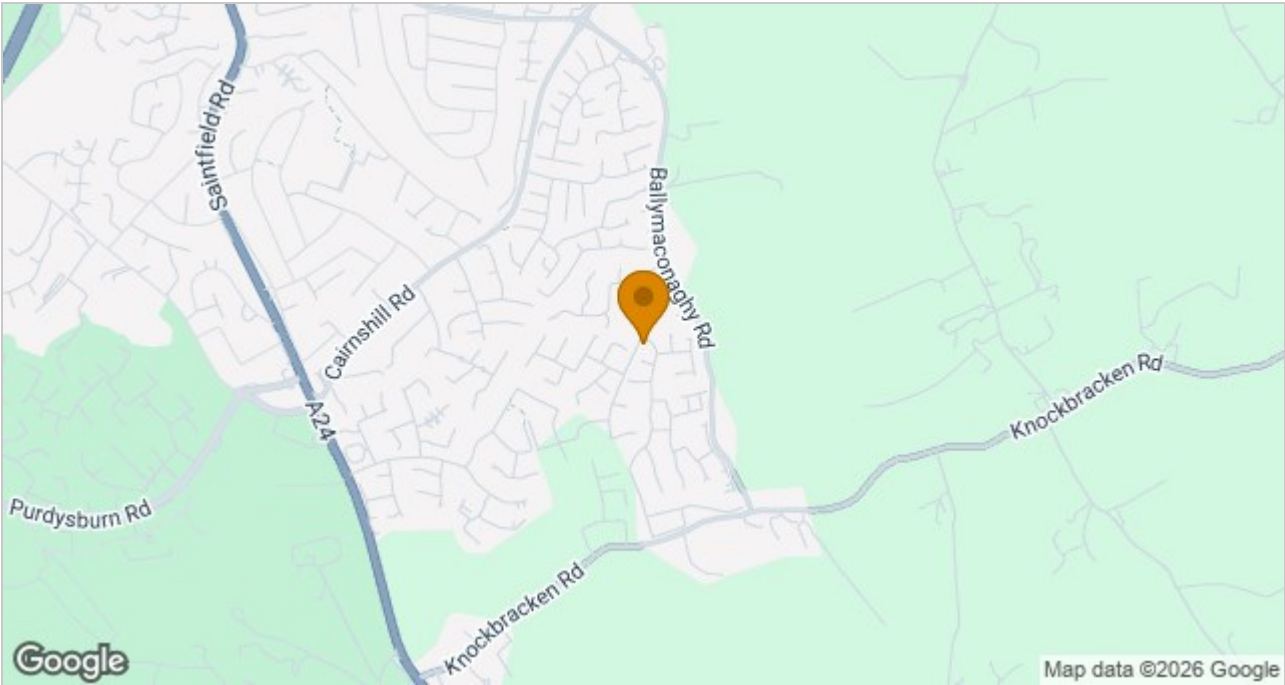
Superb enclosed garden laid in lawn to side and rear that captures the afternoon sun. Patio area.



Floor Plan



Area Map



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