



23 Ballylenaghan Park, Saintfield Road, Belfast, BT8 6WP

Asking Price £267,500

Ballylenaghan is a popular residential development, situated off the Saintfield Road, opposite the Cairnshill Park and Ride and is within walking distance to leading primary and post primary schools, as well as Forestside Shopping Centre. This particular house type offers fantastic, well proportioned accommodation comprising three double bedrooms, master with en suite, two receptions, fitted kitchen with casual dining area, downstairs w/c and white bathroom suite on the the first floor.

In addition the property benefits from a gas central heating system, off street parking leading to a detached garage and enclosed rear garden finished with artificial grass.

A superb first time purchase and or family home finished and presented to an excellent standard throughout.

- Spacious Semi Detached Home
- Two Reception Rooms
- Downstairs w/c
- Gas Heating / Double Glazing
- Detached Garage
- Three Double Bedrooms, Principle With En-Suite
- Fitted Kitchen Open To Dining Area
- White Bathroom Suite
- Driveway With Ample Parking (Wired for car charging point)
- Enclosed Rear Garden Finished In Artificial Grass

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(58-68)	D		
(39-57)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

Entrance Hall



Composite glass panelled front door with glazed side panels to entrance hall. Laminate flooring.

Down-stairs w.c



Sink unit. Low flush w.c Fully tiled walls. Tiled flooring. Heated chrome towel rail.



Lounge 17'10 x 12'5 (5.44m x 3.78m)



(into bay) Marble fireplace housing an open fire. Laminate flooring.

Dining Room 10'4 x 9'2 (3.15m x 2.79m)



Laminate flooring continued.

Modern Fitted Kitchen/ Dining 16'10 x 10'0 (5.13m x 3.05m)



Full range of high and low level units, wood effect work top, built in hob and under oven, overhead extractor fan, plumbed for washing machine and dishwasher. Part tiled walls. Laminate wood effect tiled flooring. Pvc glass panelled doors to garden.

First Floor

Bedroom One 12'7 x 12'2 (3.84m x 3.71m)



Ensuite



Comprising walk in in shower cubicle with chrome shower unit with drench head and hand shower attachment, wash hand basin with mixer taps, low flush w.c Fully tiled walls. Tiled flooring. Spot-lights. Anthracite upright radiator.

Bedroom Two 11'8 x 10'0 (3.56m x 3.05m)



Bedroom Three 8'6 x 7'4 (2.59m x 2.24m)



Built in bedroom furniture.

White Bathroom Suite



**Comprising panelled bath with mixer taps, Mira shower unit above, pedestal wash hand basin with storage below, low flush w.c
Fully tiled walls. Tiled flooring. Heated chrome towel rail.**

Landing



Hot press. Access to roof space.

Outside Front

Front garden laid in lawn. Driveway to side with ample parking. Wired for electric charge point.

Detached Garage 18'3 x 9'3 (5.56m x 2.82m)

Up and over door. Light and power.

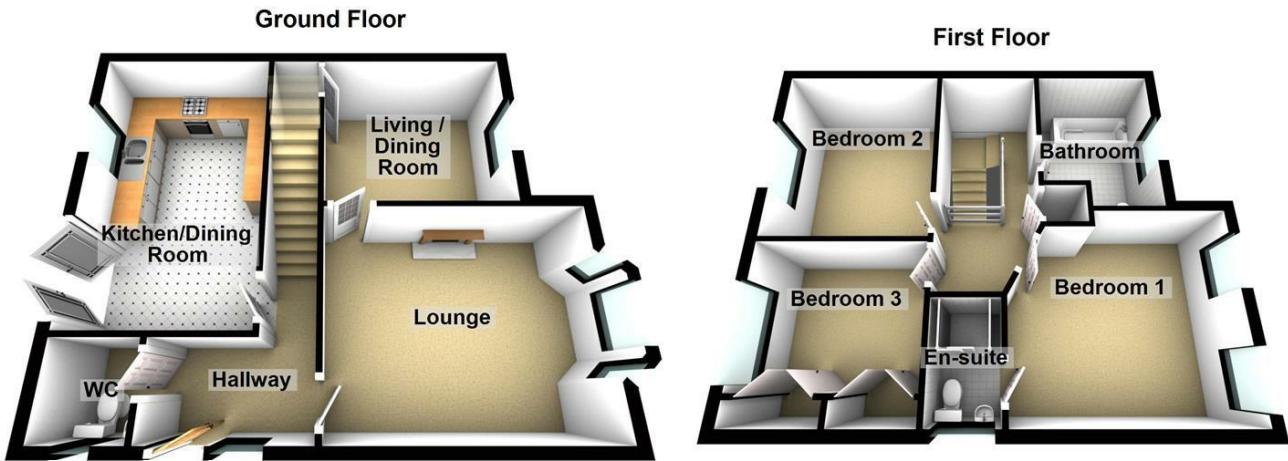
Outside Rear



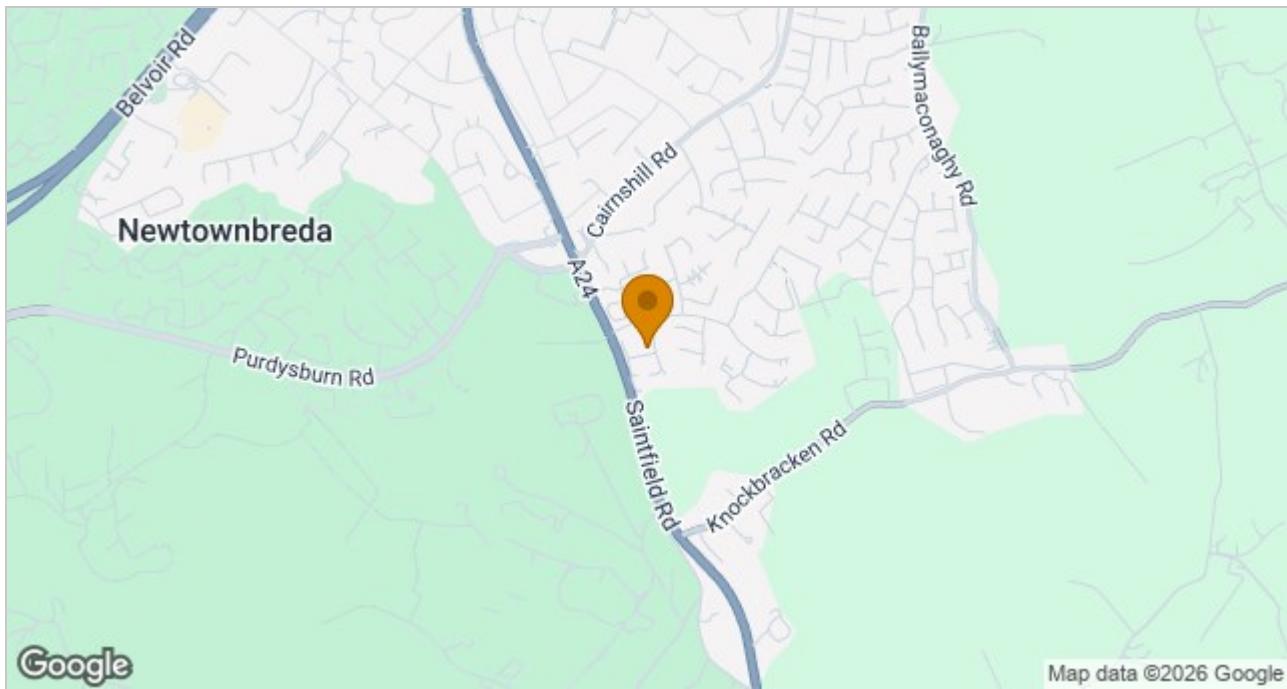
Enclosed rear garden finished in artificial grass. Bordered by timber fencing.



Floor Plan



Area Map



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