



12 Ballylenaghan Road, Saintfield Road, Belfast, BT8 6WU

Asking Price £335,000

The Ballylenaghan development off the Saintfield Road has consistently been a popular location with both first time buyers and young families with its convenience to local schools, both primary and post primary as well as the Cairnshill Park and Ride and Lesley Forestside being only a short drive away.

Internally this property has been finished and presented to an exceptional standard leaving any purchaser with little or nothing to do.

The accommodation comprises, spacious lounge with double doors to dining that leads out to the patio and garden and a recently installed shaker style kitchen with stone work surfaces and built-in appliances and downstairs w/c. Upstairs there are three good sized bedrooms, principle bedroom with en-suite shower, and white bathroom suite.

In addition the property has been updated with a gas heating system, double glazing, off street parking leading to detached garage and enclosed rear garden laid in lawns.

An excellent family home in a cul de sac location.

- Detached Family Home
- Two Reception Rooms
- Downstairs W/C
- Gas Heating/Double Glazed
- Detached Garage
- Three Good Sized Bedrooms, Principle With En-Suite
- Fantastic Fitted Kitchen
- White Bathroom Suite
- Driveway With Ample Parking
- Enclosed Rear Gardens Laid In Lawns

Energy Efficiency Rating		Current	Potential
(92-100) A	Key energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		66	71
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

The accommodation Comprises



Pvc glass panelled to entrance porch, glass panelled inner door to entrance hall. Semi solid Oak flooring.

Downstairs w.c



Sink unit. Low flush w.c

Lounge 16'1 x 10'8 (4.90m x 3.25m)



Marble fireplace with matching surround and hearth. Semi solid Oak flooring.

Dining Room 11'1 x 8'7 (3.38m x 2.62m)



Semi solid Oak flooring continued. Pvc patio doors to garden.

Fitted Kitchen/ Dining 18'5 x 9'10 (5.61m x 3.00m)



(at widest points) Shaker style fitted kitchen, glazed display cabinets, granite worksurfaces. Belfast style sink unit with mixer taps, integrated fridge freezer and dishwasher, built in hob, stainless steel overhead extractor fan, double oven, storage under stairs.

Tiled flooring. Spotlights. Breakfast bar

First Floor

Bedroom One 14'0 x 11'0 (4.27m x 3.35m)



Oak framed built in bedroom furniture.

En-suite



Comprising walk in shower cubicle chrome shower unit with drench head shower, wash hand basin with storage below. low flush w.c

Bedroom Two 11'0 x 8'8 (3.35m x 2.64m)



Sliding robes.

Bedroom Three 9'1 x 8'9 (2.77m x 2.67m)



Contemporary White Bathroom Suite



Comprising panelled bath with mixer taps, chrome shower unit above, wash hand basin with mixer taps and storage below, illuminated vanity unit above, low flush w.c Fully tiled walls. Tiled flooring. Pvc ceiling. Spotlights.

Landing

Hot-press.

Access to the roof space via fold down ladder.

Outside Front

Front garden laid in lawn.

Driveway with ample parking leading to Detached Garage.

Detached Garage 18'7 x 9'0 (5.66m x 2.74m)

Up and over door. Light and power.

Outside Rear

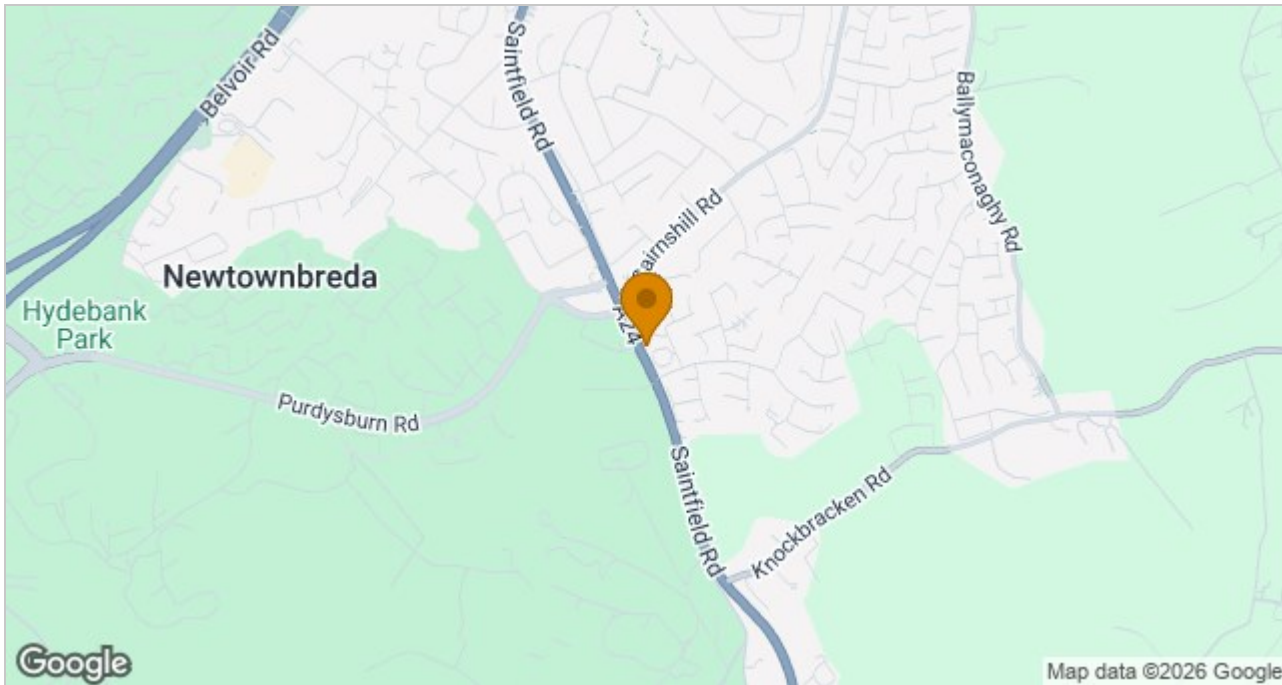


Enclosed rear garden laid in lawn bordered by timber fencing.



Floor Plan

Area Map



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