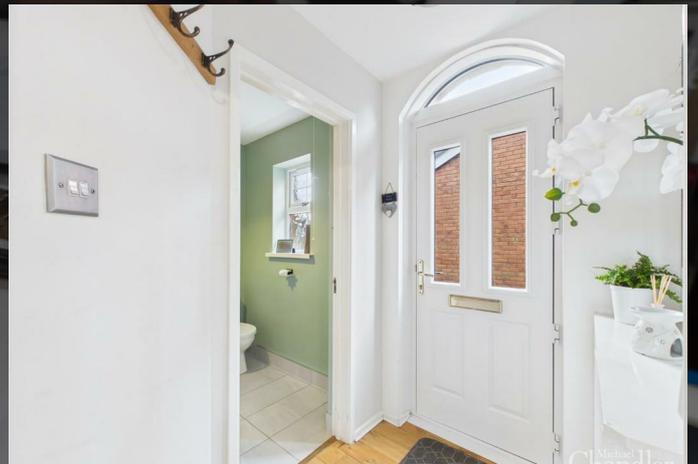




Michael Chandler

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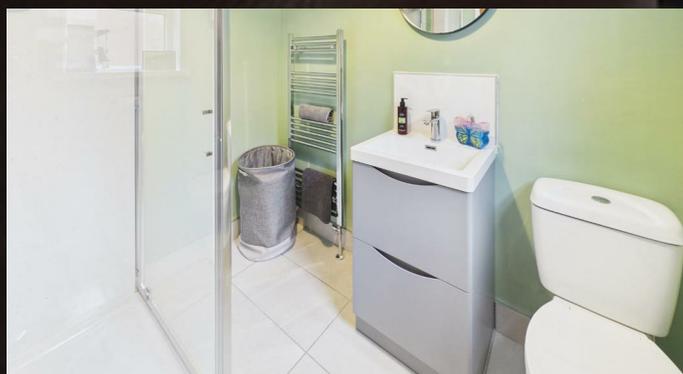
## The Perfect Avenue!

This superb extended detached property offers beautifully presented accommodation in a highly sought after area of South Belfast. It is perfect for growing or established families seeking plenty of space both inside and outside, as well as a convenient location with great schools and local amenities. The property is finished to a high standard throughout and the use of solid wood floors gives the property a lovely rich feel. The property has an impressive modern fitted kitchen that leads into an extension with beautiful roof lantern that lets in an array of natural light. With a private end of cul-de-sac site that looks out to the countryside and a spacious side garden, the property could be extended further or offers great place for the kids to play in a safe environment.

Downstairs comprises an entrance hall with access to a modern ground floor shower room, an inner hall, a living room with a feature fireplace and a cast iron stove, a family room with French doors to the living room, a stunning modern kitchen with a range of modern appliances and Herringbone effect wooden flooring that flows into the bright extension with access to the rear and side garden. Upstairs offers four well-proportioned bedrooms and a luxury family bathroom with a separate bath and shower enclosure.

The property sits at the end of a family friendly cul-de-sac on a private site with fields to one side. To the front and side there is a driveway leading to a detached garage. There are lawns to the rear and side providing super outdoor space to enjoy and a strategically placed patio area.

Ballylenaghan Avenue is a convenient and sought after location with an excellent range of leading primary and secondary schools. You are only minutes from the extremely popular Forestside Shopping Centre - home to Sainsburys and M&S and being located off the Saintfield Road and the outer ring makes the morning commute to work and school easy.



**Mortgage advice is available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes!**

### REQUEST VALUATION

We would be delighted to visit your property and give you a Free Valuation and some helpful advice regarding the sale or rental of your property to you!

513 Ormeau Road, Belfast, BT7 3GU

**02890 450 550**

property@michael-chandler.co.uk

michael-chandler.co.uk

Michael  
**Chandler**  
ESTATE AGENTS