



A fantastic semi-detached property in an extremely popular cul de sac location just off the Saintfield Road and within close proximity to local amenities, public transport links and easy commuting distance into the City Centre. The property has been modernised and upgraded throughout, ideal for those who want very little to do but move in and enjoy.

The spacious accommodation comprises; bright entrance hall, large lounge with feature fireplace leading to a good-sized dining room, modern kitchen with integrated appliances overlooking the landscaped rear garden. On the first floor there are two well-proportioned bedrooms including a home office/walk in wardrobe and a contemporary family bathroom. The impressive Principal bedroom is situated on the second floor benefiting from an ensuite shower room and ample floored under eave storage.

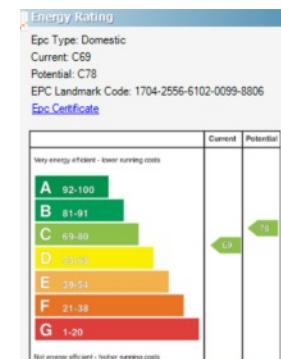
Additionally, the property benefits from gas fired central heating, double glazed windows, large enclosed rear garden with raised composite decking, paved patio area and beautifully maintained lawn. To the front is paved driveway parking for several cars.

Immaculately presented throughout, interest in this property is sure to be high thus early viewing is encouraged.

**Offers Over
£299,950**

33 Ballylenaghan Heights,
BELFAST,
BT8 6WH

**Viewing by
appointment
through agent
028 9066 3030**





- Beautifully Presented Semi Detached Property in Extremely Popular Development
- Good Sized Lounge with Feature Fireplace and Bright Dining Room
- Modern Fitted Kitchen with Range of Integrated Appliances
- Three Well Proportioned Bedrooms; Principal with Ensuite Shower Room
- Contemporary Family Bathroom
- Gas Fired Central Heating/uPVC Double Glazed Windows
- Enclosed Rear Garden with Paved Patio Area, Raised Composite Decking, Awning, Maintained Lawn
- Driveway Parking to The Front
- Superb Cul de Sac Location Close to Many Local Amenities
- Early Viewing Highly Recommended

The Property Comprises:

Ground Floor

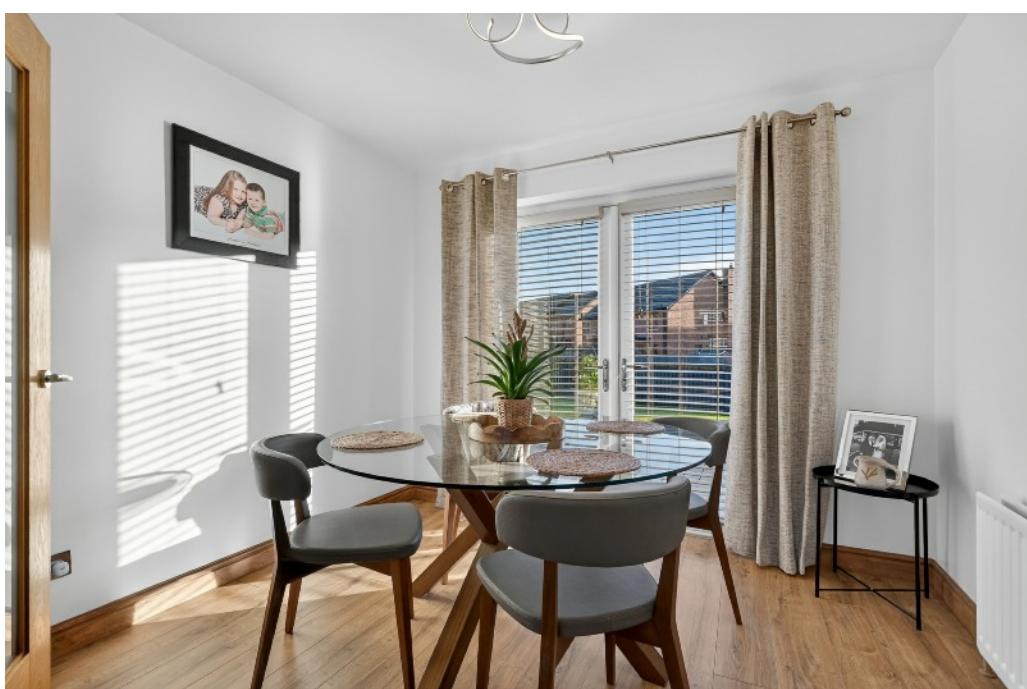
HALLWAY: Composite front door, wood strip flooring, understair storage.



LIVING ROOM: 14' 9" x 13' 7" (4.5m x 4.14m) Feature bay window, feature fireplace with hardwood surround and electric insert, laminate wood strip flooring.



DINING ROOM: 9' 8" x 8' 7" (2.95m x 2.62m) Laminate wood strip flooring, double patio doors onto composite decking.



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MODERN KITCHEN: 11' 2" x 8' 7" (3.4m x 2.62m) Range of high and low level units, built in oven, hob and extractor fan, integrated fridge freezer and washing machine, stainless steel sink with mixer tap, granite work surfaces, tiled splash back, ceramic floor tiling.



First Floor

BATHROOM: 8' 2" x 5' 5" (2.49m x 1.65m) Low flush WC, wash hand basin, bath with overhead shower, heated towel rail, fully tiled, recessed lighting.



BEDROOM (2): 14' 7" x 9' 4" (4.44m x 2.84m) Laminate wood strip flooring, built in mirror sliding robes, feature bay window.



BEDROOM (3): 13' 3" x 8' 8" (4.04m x 2.64m) Laminate wood strip flooring.



HOME OFFICE: 9' 1" x 8' 3" (2.77m x 2.51m) ideal for a number of uses, laminate wood strip flooring.

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Stairs to:

Second Floor

PRINCIPAL BEDROOM: 21' 3" x 12' 5" (6.48m x 3.78m) Carped, recessed lighting, cupboards to large additonal floored storage area.

ENSUITE SHOWER ROOM: Low flush WC, wash hand basin, walk in shower, heating towel rail, uPVC floor and wall panelling, recessed lighting.



Outside

Large enclosed rear garden, raised composite decking, paved patio area, awning and beautifully maintained lawn.

Driveway parking to the front.



Location:

Heading out Belfast on the Saintfield Road turn left into Primrose Hill and take second left into Ballylenaghan Heights.

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Sizes And Dimensions Are Approximate. Actual May Vary.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
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