



We are delighted to welcome to the market this beautifully presented four-bedroom detached family home, ideally situated in the highly sought-after Four Winds area of South Belfast. Nestled on a generous, private site, the property enjoys a peaceful residential setting while offering easy access to Belfast City Centre, Carryduff, Forestside Shopping Centre, and main arterial routes across the city.

Extending to approximately 2,000 sq. ft. of flexible living space, this home is perfect for growing families or those seeking additional space to work from home. The accommodation comprises a bright and welcoming entrance hall with storage, a formal living room open to a dining area and an open-plan kitchen/dining area. Three well-proportioned bedrooms, main bedroom with en-suite shower room, and a family bathroom are located to the first floor. The lower level features a further generous bedroom with en-suite shower room and a spacious lounge/snug — ideal for teenagers or visiting guests.

Further benefits include oil-fired central heating, double glazing throughout, and a fully enclosed front garden laid in lawn with surrounding patio areas. A spacious driveway provides off-street parking for multiple vehicles, complemented by a detached garage offering excellent storage options. To the rear, the property boasts a beautifully landscaped garden backing onto a wooded outlook.

Properties in Four Winds rarely stay on the market for long, and given the popularity of the area, we anticipate strong interest. Early viewing is highly recommended to fully appreciate everything this impressive family home has to offer.

Offers Around
£399,950

32 Laurelgrove Park,
BELFAST,
BT8 6ZH

Viewing by
appointment with
& through agent
028 9266 1700

- Stunning Four-Bedroom Detached Family Home in the Popular Four Winds Area
- Circa 2,000 Sq. Ft. of Versatile Living Accommodation
- Excellent Transport Links to Belfast City Centre, Forestside, and Carryduff
- Close to Local Amenities Including Forestside Shopping Centre, Belvoir Park Forest, and Leading Schools
- Four Well-Proportioned Bedrooms Across Two Levels
- Three Reception Areas Including Lounge, Dining Area and an Open-Plan Kitchen/Diner
- Family Bathroom with White Suite and Two Further En-Suites
- Landscaped Front and Rear Gardens with Private Woodland Outlook
- Multiple Patio and Decking Areas Ideal for Entertaining
- Generous Off-Street Parking with Tarmac Driveway
- Integral Double Garage Providing Excellent Additional Storage and Car Parking
- Oil Fired Central Heating and Double Glazing Throughout
- Viewing by Appointment Only



The Property Comprises:

Ground Floor

Hardwood front door with glass side lights to . . .

SPACIOUS RECEPTION HALL: Solid wooden flooring, access to lower ground floor and first floor.

LIVING ROOM: 19' 1" x 13' 0" (5.82m x 3.96m) (at widest points). Outlook to front, gas coal fire with carved wooden mantelpiece and surround with marble inset, cornice ceiling. Open plan to . . .



DINING ROOM: 11' 3" x 10' 8" (3.43m x 3.25m) (at widest points). Outlook to rear garden, cornice ceiling.



KITCHEN/DINER: 17' 3" x 11' 0" (5.26m x 3.35m) (at widest points). Outlook to rear garden, solid wooden flooring, fitted kitchen with range of high and low level units, laminate worktops, stainless steel single drainer sink unit with chrome mixer tap, space for washing machine, built-in gas hob with stainless steel extractor fan above, space for American style fridge freezer, built-in high level double oven and grill, built-in high level microwave, built-in coffee machine, extended breakfast bar with seating area, ample space for casual dining, double glazed sliding doors leading to rear patio garden.



First Floor

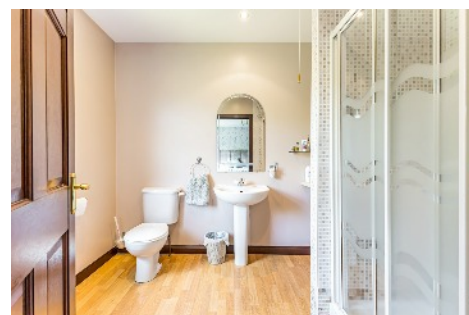
LANDING: Access to hotpress and roofspace.

FAMILY BATHROOM: White suite comprising low flush wc, panelled corner bath with mixer tap, chrome heated towel rail, pedestal wash hand basin with chrome mixer tap, part tiled walls, tiled floor, corner shower unit with glass folding door, cladded shower enclosure with thermostatic control valve and telephone attachment and rainfall shower head, frosted glass window.



BEDROOM (1): 13' 11" x 11' 0" (4.24m x 3.35m) (at widest points). Outlook to rear, range of built-in cabinets and storage.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with chrome mixer tap, corner shower unit with glass bi-folding doors, fully tiled shower enclosure.



BEDROOM (2): 14' 5" x 12' 0" (4.39m x 3.66m) (at widest points). Outlook to front, built-in Sliderobes.



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www.templetonrobinson.com

BEDROOM (3): 14' 5" x 10' 3" (4.39m x 3.12m) (at widest points). Outlook to front, built-in Sliderobes.

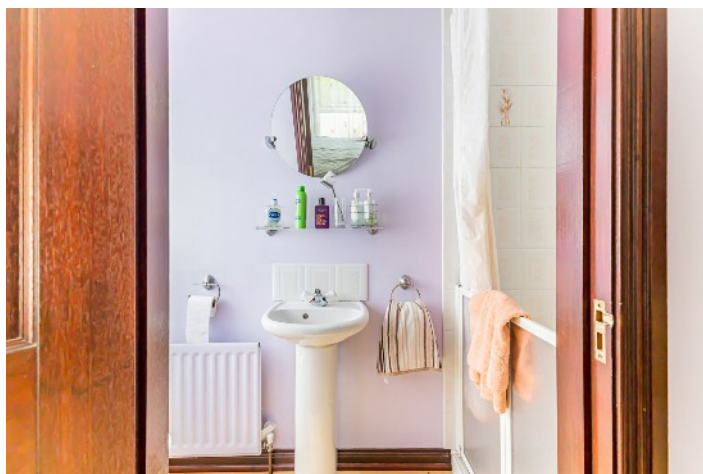


Lower Ground Floor

HALLWAY: Storage.

BEDROOM (4): 12' 0" x 9' 0" (3.66m x 2.74m) (at widest points). Outlook to rear.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, pedestal wash hand basin with tap and tiled splashback, walk-in shower with fully tiled shower enclosure.



FAMILY ROOM: 10' 11" x 10' 3" (3.33m x 3.12m) (at widest points). Outlook to rear, double glazed sliding doors.



Outside

Front garden laid in lawns. Tarmac driveway with off street parking for 2-3 cars leading to . . .

INTEGRAL GARAGE: 17' 5" x 13' 2" (5.31m x 4.01m) (at widest points). Up and over door.

Extensive, enclosed private rear garden with extensive patio area and further extensive decking area, surrounding flower beds, mature hedging, lawn areas, outside tap and light.

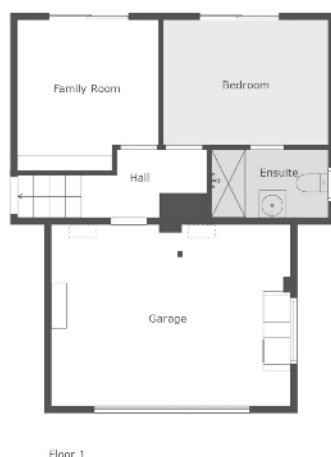


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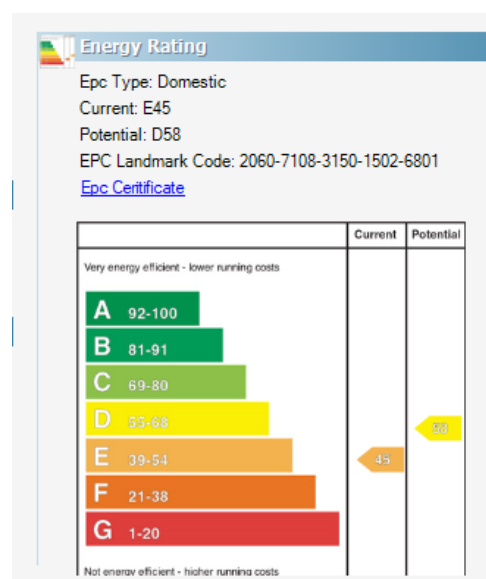
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Location:

Laurelgrove Park is positioned just off the Ballymaconaghy Road, Four Winds.



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