



NICHOLAS  
RESIDENTIAL



## 23 Laurelgrove Avenue

, Belfast, BT8 6ZQ

Asking price £249,950

Situated within a popular and family-friendly development in BT8, this beautifully presented home offers bright, modern accommodation ideally suited to first-time buyers, young families or those seeking a stylish, low-maintenance property in a highly convenient location. The property enjoys excellent access to Forestside Shopping Centre, leading schools, local shops and public transport links to Belfast city centre.

Internally, the ground floor comprises a welcoming entrance hall leading to a generous living room complete with feature fireplace — the perfect space to relax and unwind. To the rear of the property, the impressive open-plan kitchen, dining and living area forms the true heart of the home, providing superb space for modern family life and entertaining.

The contemporary fitted kitchen features a range of cream high- and low-level units, wood-effect worktops, tiled splashback and an integrated oven with gas hob and extractor hood. French doors open directly onto the rear garden, flooding the space with natural light and creating an ideal indoor-outdoor connection during the warmer months.

Upstairs, the spacious principal bedroom benefits from an en-suite shower room. Two further well-proportioned bedrooms are complemented by a family bathroom fitted with a modern white suite including WC and wash hand basin with vanity storage.

Further benefits include gas-fired central heating and full uPVC double glazing.

- Attractive three-bedroom home in sought-after BT8 development
- Bright and spacious accommodation ideal for first-time buyers and families
- Generous living room with feature fireplace
- Impressive open-plan kitchen, dining and living area
- Contemporary fitted kitchen with integrated oven, gas hob and extractor
- French doors leading to private rear garden
- Principal bedroom with en-suite shower room
- Two further well-proportioned bedrooms
- Modern family bathroom with white suite
- Driveway parking for multiple cars and enclosed rear garden with paved patio

### Viewing

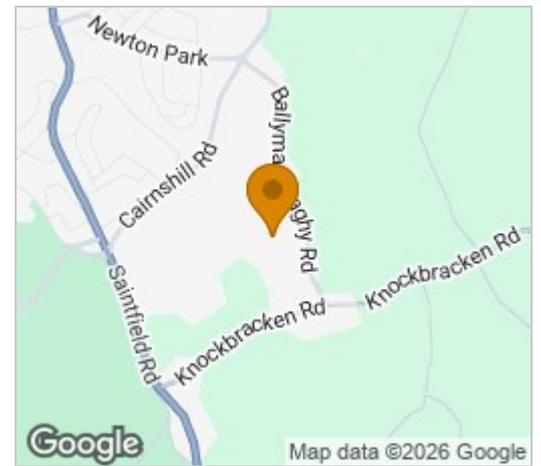
Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.



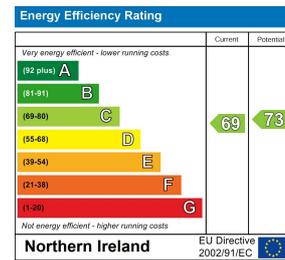
## Floor Plan



## Area Map



## Energy Efficiency Graph



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