



## 8 Ash Grove, South Belfast

Luxury 4 Bedroom Townhouse in a Private Gated Development

Asking Price of **£240,000**





**8 Ash Grove, Belfast, BT8 8GD**

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## Luxury Townhouse in Private Gated Development

8 Ash Grove is a unique opportunity for someone to purchase a spacious family home in a small development with good neighbours and ease of access to many of South Belfast's amenities. Buyers seeking value for money without compromising on space will find all they want here. This wonderful townhouse offers excellent accommodation, in particular a fantastic open plan ground floor living space comprising of kitchen, lounge and dining area. With patio doors opening onto the garden area, the house would lend itself well for entertaining or for those with young families.



## ACCOMMODATION

### PVC ENTRANCE DOOR

### HALLWAY

Wood flooring; W.C with wash hand basin

### OPEN PLAN LOUNGE, DINING AREA AND KITCHEN

23'03" x 20'09"

Wood flooring; low voltage spotlighting; PVC patio doors to rear garden

### KITCHEN

Fully fitted kitchen comprising of an excellent range of high and low level solid oak units; glazed display units with feature lighting; tiled floor; double cooker and oven; gas hob; stainless steel extractor fan; 1 1/2 bowl stainless steel sink unit; integrated dishwasher; integrated washer/dryer; tiled splashback; plumbed for American style fridge freezer; concealed gas boiler

### FIRST FLOOR LANDING

### MASTER BEDROOM

15'04" x 13'03"

### BEDROOM 2

13'03" x 7'11"

### FAMILY BATHROOM

Modern white suite comprising of panelled bath with chrome mixer tap; quadrant shower cubicle with electric shower; tiled floor and walls; low flush W.C; low voltage spotlighting; extractor fan; wash hand basin with mirror and vanity unit

### SECOND FLOOR LANDING

### BEDROOM 3

13'03" x 12'02"

### BEDROOM 4

13'03" x 8'09"

Velux window

### SHOWER ROOM

Contemporary fitted suite comprising of tiled shower cubicle with mains powered shower; tiled floor and walls; low flush W.C; low voltage spotlighting; extractor fan; wash hand basin with vanity unit

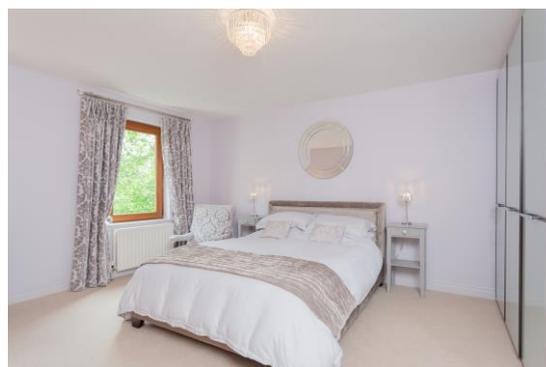
### EXTERIOR

Private rear garden with lawn, patio and views across countryside; secure gated entrance with 2.5 parking spaces

### OTHER FEATURES

GFCH

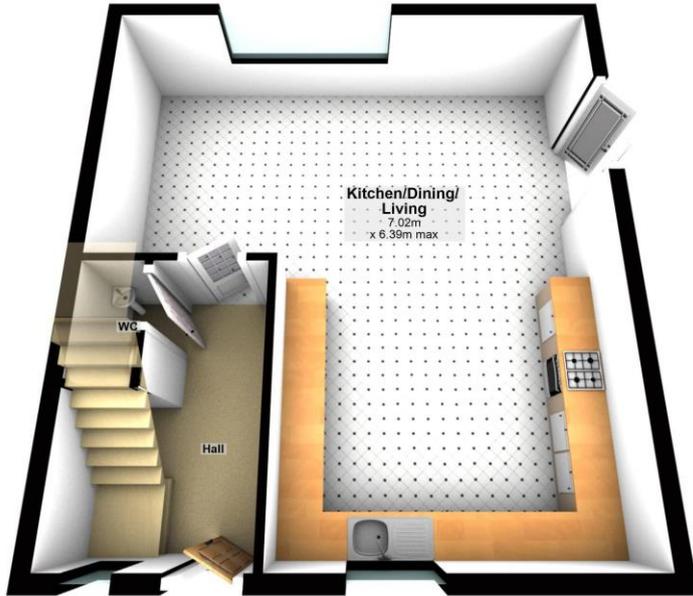
Double glazed windows



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental (CO <sub>2</sub> ) Impact Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) A			
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(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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### Ground Floor



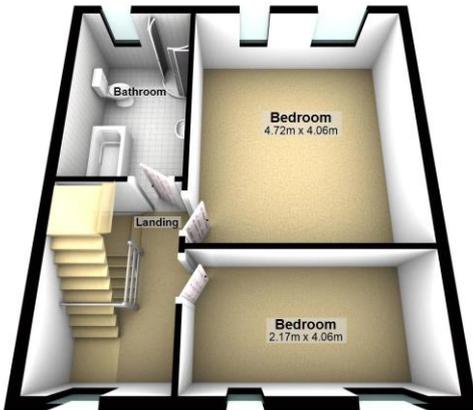
Photography and Floor plans by housefylni.co.uk #flyonthewallpropertymarketing  
Plan produced using PlanUp.

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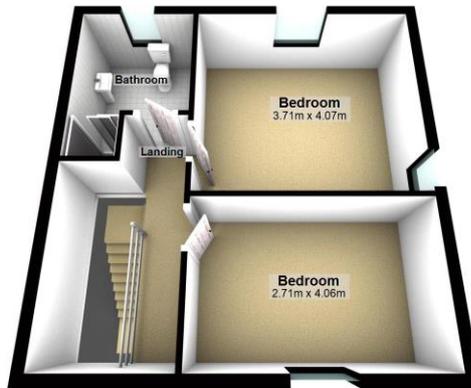


IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

### First Floor



### Second Floor



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