



15 Windermere Avenue, Ballymaconaghy Road, Belfast, BT8 6SZ

Asking Price £245,000

The Windermere development is located off the Ballymaconaghy Road in the Four Winds, this detached home offers convenience to the local shops, restaurants, transport links and leading schools both primary and post primary. Internally, on the ground floor the accommodation comprises lounge with double doors leading to the dining room, fitted kitchen with access to snug / family area which in turn leads to the conservatory overlooking the garden, and downstairs w/c. Upstairs there are four bedrooms, master with en-suite and white bathroom suite. Outside there is a driveway with ample parking, attached garage and enclosed rear gardens laid in lawns.

The property also benefits from an oil heating system and double glazing. A superb home with fantastic potential.

- Detached family home in a cul de sac position
- Master bedroom with en-suite shower suite
- Kitchen open to family / snug area
- Ground floor w/c
- Oil fired heating / double glazed
- Four bedrooms
- Two main reception rooms
- Conservatory
- 1st floor bathroom suite
- Attached garage

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	65
(39-54)	E		
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland

EU Directive 2002/91/EC

The accommodation comprises

Pvc double glazed front door leading to entrance hall

Entrance hall



Laminate flooring, under stairs storage.

Cloaks



Comprising low flush w/c, pedestal wash hand basin.

Lounge



Laminate flooring, marble fireplace with raised hearth. double doors leading to the dining room.

Dining room



Laminate flooring.

Kitchen / dining 12'5 x 10'6 (3.78m x 3.20m)



Full range of high and low level units, single

drainer 1 1/2 bowl sink unit with mixer taps, formica work surfaces, 4 ring hob and oven, extractor fan, plumbed for washing machine, integrated dishwasher, fridge freezer space.

Dining / snug



Sliding doors to conservatory.

Conservatory 10'2 x 8'1 (3.10m x 2.46m)



Tiled floor,

1st floor

Landing, Hot press, roof space access.

Bedroom 1 10'1 x 9'8 (3.07m x 2.95m)



Built in sliding robes. Additional built in robe.

Modern en-suite 7'6 x 4'6 at widest points (2.29m x 1.37m at widest points)



Comprising corner shower cubicle with chrome thermostatically controlled shower, low flush w/c, pedestal wash hand basin, fully tiled walls.

Bedroom 2 9'8 x 9'6 (2.95m x 2.90m)



Bedroom 3 9'6 x 6'4 (2.90m x 1.93m)



Bedroom 4 9'5 x 7'7 (2.87m x 2.31m)



Bathroom 6'6 x 5'9 (1.98m x 1.75m)

White suite comprising panelled bath with mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, fully tiled walls.

Outside

Tarmac driveway with off street parking to attached garage.

Attached garage 15'7 x 9'7 (4.75m x 2.92m)

Up and over door, light and power. Housing oil fired boiler, plumbed for washing machine.

Front gardens

Gardens to the front laid in lawn with flower beds, trees and shrubs.

Rear gardens

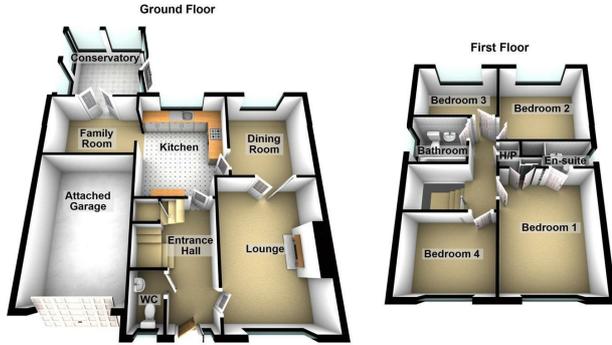


Enclosed gardens to the rear laid in lawn, flagged patio area, dual access gates along each side of the property. Outside tap and light.

Rear elevation

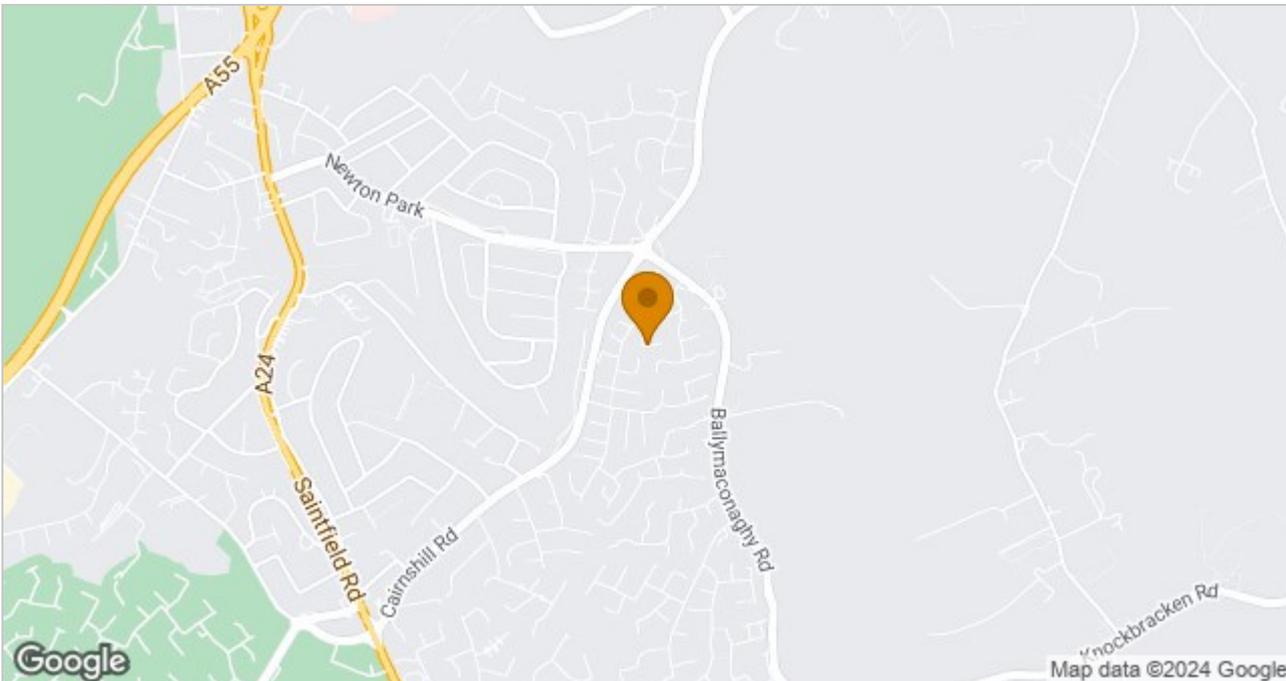


Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan. Plan produced using PlanUp.

Area Map



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