



12 Lenaghan Avenue, Saintfield Road, Belfast, BT8 7JF

Asking Price £320,000

This double fronted detached family home offers well proportioned accommodation comprising three good bedrooms, a modern bathroom suite on first floor. On the ground floor there is a large lounge / dining room that runs front to back and a superb open plan kitchen / dining area, that overlooks the rear patio and garden. From the hallway there is a staircase that leads down to the basement level which the current vendors utilise as a utility area. The property also benefits from an oil heating system, double glazing, driveway with ample parking leading to detached garage and superb decked patio area overlooking mature rear gardens laid in lawns.

A short walk provides access to the Saintfield Road with great transport links to most parks of the City and leading schools, both primary and post primary and Forestside Shopping Centre with its array of cafes and retail units. An excellent family home in superb order throughout leaving any purchaser with little to do but add furniture.

- Double Fronted Detached Home
- Spacious Lounge / Dining With Access to Upvc Conservatory
- Contemporary Shaker Style Fitted Kitchen / Dining
- Floored Roof space For Storage
- Driveway With Parking Leading To Detached Garage
- Three Double Bedrooms
- Upvc Conservatory Leading To Decked Patio Overlooking Garden
- Basement Utility Area
- Oil Heating/Majority Double Glazing
- Raised Decked Area Overlooking Mature Gardens Laid In Lawns

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	62
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
EU Directive 2002/91/EC			

Entrance



Pvc glass panelled front door with glazed side panels to entrance hall. Wooden flooring. From hallway access is provided to basement storage area that the vendors utilise as utility area.

Lounge 19'4 x 10'8 (5.89m x 3.25m)



Marble fire-place with wooden surround. Wood panelling and matching wooden tv unit with storage below.

Upvc Conservatory 12'1 x 9'4 (3.68m x 2.84m)



Double upvc doors providing access to decked patio area overlooking garden.

Modern Fitted Kitchen/Dining 19'0 x 10'6 (5.79m x 3.20m)



Shaker style fitted kitchen with glazed display cabinets, Quartz worktop, built in 4 ring hob and under oven, double oven and microwave, matching centre island with Quartz work surface incorporating sink unit with mixer taps, porcelain tiled floor, Upvc patio doors leading to decked patio area overlooking garden.

Basement Utility 10'3 x 7'0 (3.12m x 2.13m)



At widest points. Range of fitted units, sink unit with mixer taps, plumbed for washing machine, tiled walls.

First Floor



Bedroom One 15'8 x 10'2 (4.78m x 3.10m)



Built-in sliding robes

Bedroom Two 11'9 x 10'2 (3.58m x 3.10m)



Timber flooring

Bedroom Three 10'5 x 8'4 (3.18m x 2.54m)



Timber flooring.

White Bathroom Suite



White bathroom suite comprising free standing slipper style bath with floor mounted mixer taps, wash hand basin with mixer taps and storage below, separate large walk-in shower cubicle with chrome fitting and glazed doors, low flush w.c, spotlights and tiled floor.

Landing

Access to roof space via fold down ladder

Roof Space

Floored with light and power.

Outside Front

Brick paved driveway with ample parking leading to detached garage. Front garden bordered by mature trees.

Detached Garage 16'0 x 12'0 (4.88m x 3.66m)

Roller door light and power.

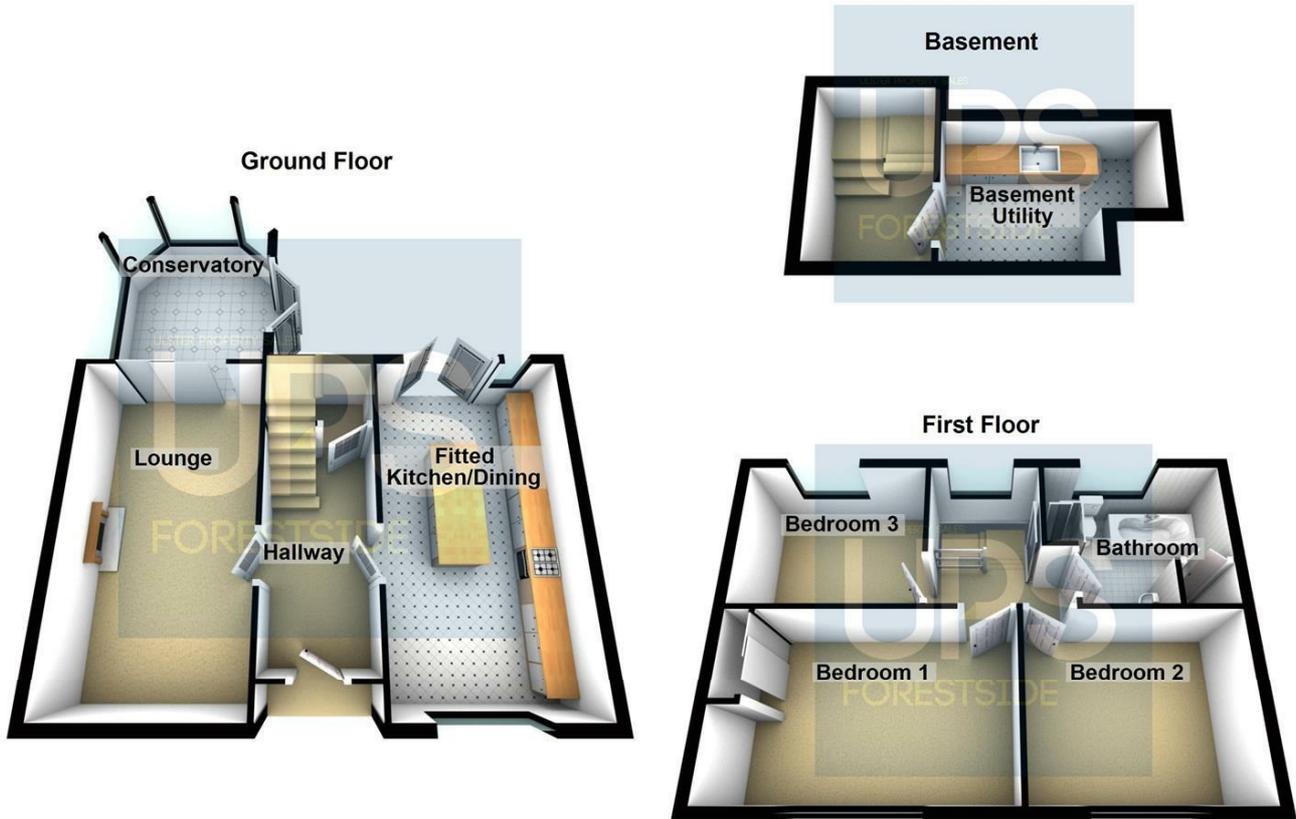
Outside Rear



From conservatory and Kitchen /dining access is provided to the large decked patio area overlooking rear garden. Fantastic mature rear gardens laid in lawns, range of plants trees and shrubs.

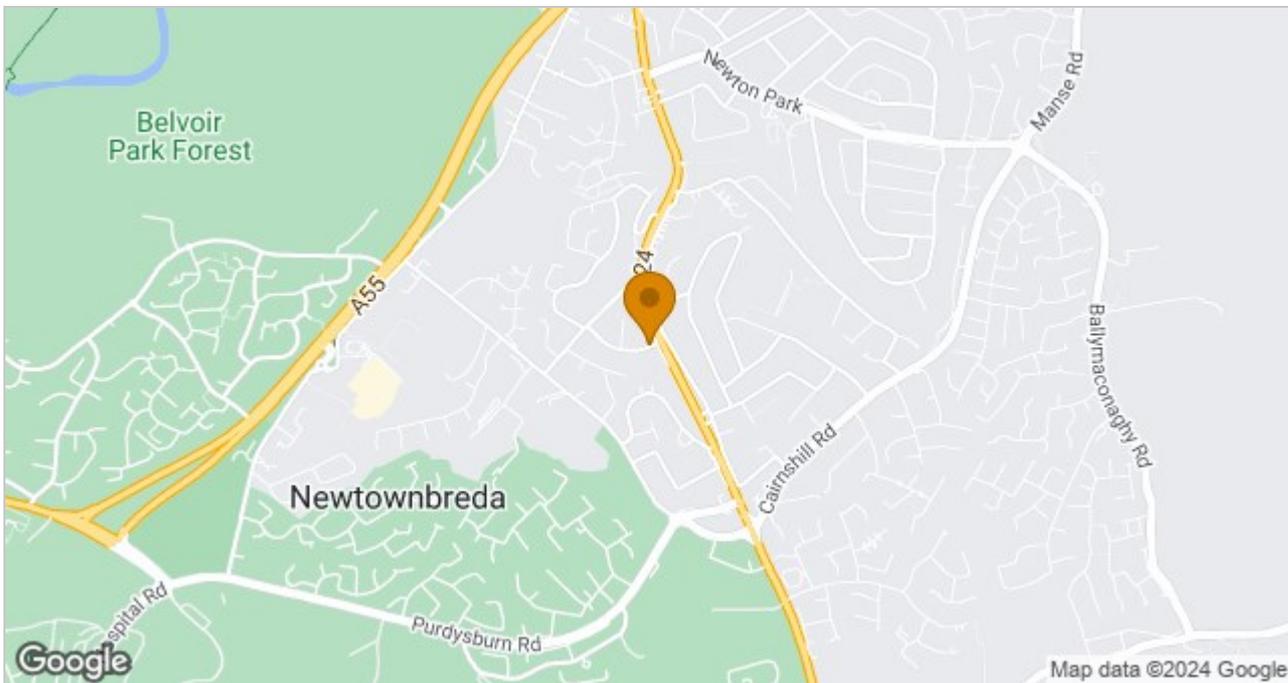


Floor Plan



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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