



15 Laurelgrove Avenue, Belfast, BT8 6ZQ

Asking Price £289,950

Laurelgrove is a popular development of the Ballymaconaghy Road in the Four Winds, with number 15 positioned in a small cul de sac. The property itself benefits from a double storey extension, transforming the internal accommodation to having three reception rooms, modern kitchen dining living, utility room and downstairs w/c on the ground, whilst on the first floor there are four good sized bedrooms, master with en-suite and built-in robe, and white bathroom suite. The property also benefits from a gas heating system and double glazing, off street parking to the front and to the side and an enclosed south westerly facing rear garden.

The area has always been popular with young families because its close proximity to leading schools both primary and post primary, excellent transport links and is only a few minutes drive from Forestside Shopping Centre with its array of retail units and cafes. An excellent home in a fantastic location.

- Semi Detached Home With Double Storey Extension
- Master With En-Suite
- Modern Kitchen/Dining/Living
- Gas Heating/Double Glazing
- Enclosed Rear Gardens
- Four Good Sized Bedrooms
- Three Reception Rooms
- Utility & Downstairs W/C
- Off Street Parking To Front & Side
- Cul De Sac Location

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		57	66
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

Entrance



Composite glass panelled front door to entrance hall. Tiled flooring. Glass panelled inner door to lounge.

Lounge 16'2 x 15'0 (4.93m x 4.57m)



Oak flooring. Wood burning stove with wooden mantel. Granite hearth. Under-stairs storage.



Modern Fitted Kitchen 16'7 x 15'0 (5.05m x 4.57m)



(at widest points) Full range of high and low level units, wood effect work tops, built in 4 ring hob, stainless steel overhead extractor fan, double oven, integrated dish-washer, 2 integrated fridges. Part tiled walls. Tiled flooring. Single drainer sink unit 1 1/4 bowl sink unit.



Study 10'7 x 10'7 (3.23m x 3.23m)



Slide-robos.

Utility Area & W/C



Range of units. Stainless steel sink unit with mixer taps. Plumbed for washing machine. Low flush w.c

Playroom



Double doors providing access to rear patio and garden



First Floor



Bedroom One 13'6 x 12'0 (4.11m x 3.66m)



Ensuite



Comprising walk in cubicle shower unit, Mira Sport shower unit, pedestal wash hand basin with storage below, low flush w.c Fully tiled walls, tiled flooring. Heated chrome towel rail.

Bedroom Two 10'8 x 10'4 (3.25m x 3.15m)





Bedroom Three 11'9 x 10'4 (3.58m x 3.15m)



Bedroom Four 8'7 x 7'9 (2.62m x 2.36m)

White Bathroom Suite



White bathroom suite comprising panelled bath with mixer taps, chrome shower above, pedestal wash hand basin, low flush w.c

Tiled flooring.

Landing

Hot-press. Access to the roof-space via fold down ladder. Skylight. Floored with light and power. Storage under-eaves.

Outside Front

Loose stone area with range of plants and shrubs. Driveway with parking to both front and side.

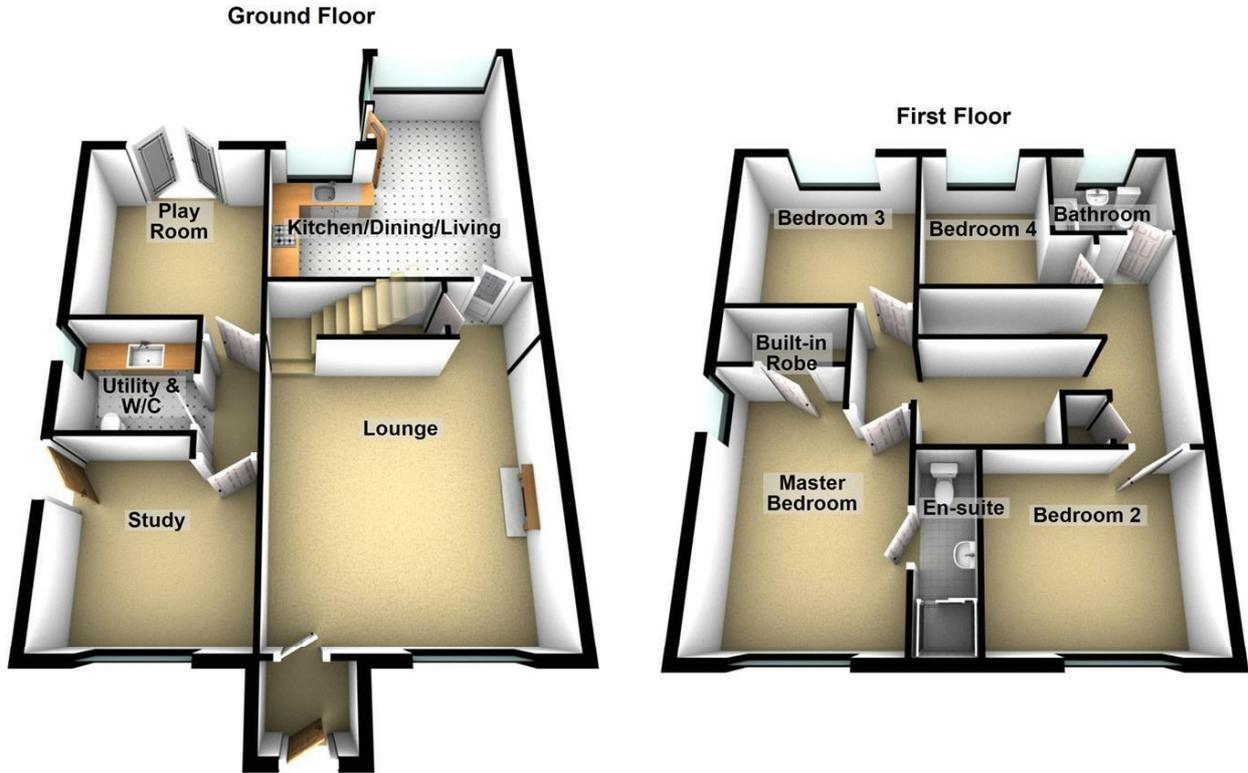
Outside Rear



Enclosed south westerly facing rear garden laid in lawn. Bordered by timber fencing and hedging, range of mature trees and shrubs.

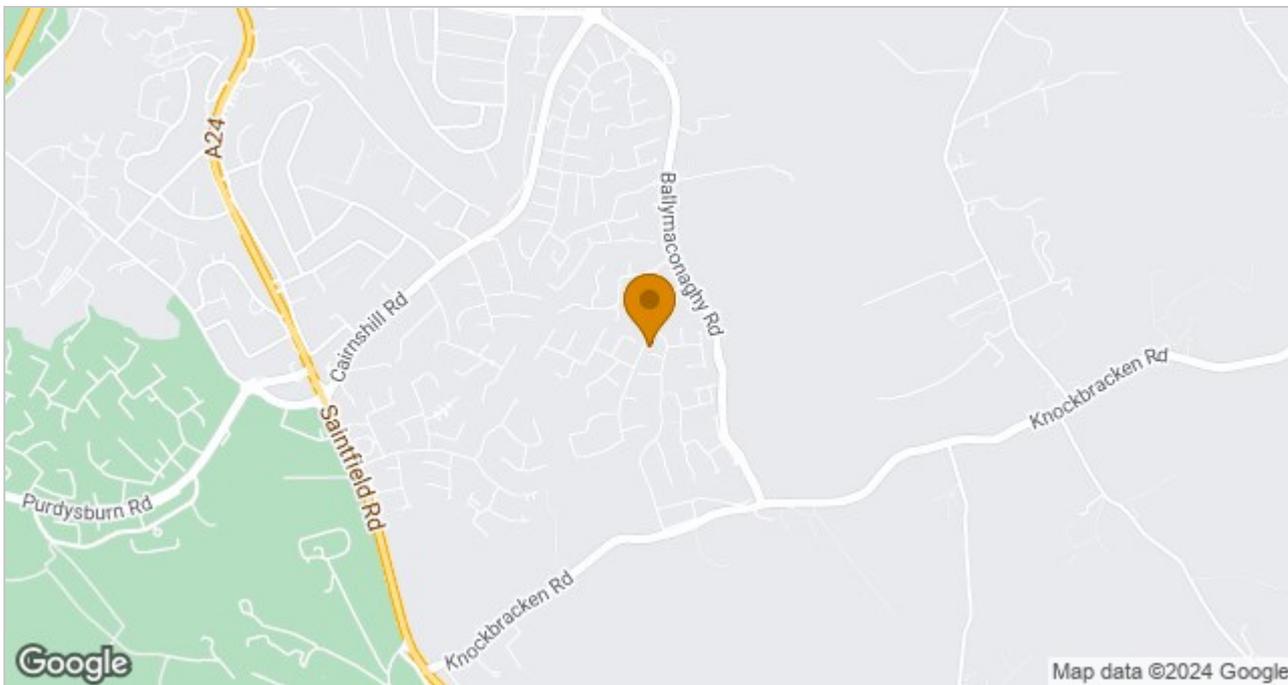


Floor Plan



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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