



## 95 Ballylenaghan Heights, Belfast, BT8 6WL

**Asking Price £214,950**

Ballylenaghan is a popular residential development located just off the main Saintfield Road in South East Belfast. Renowned for its excellent selection of primary and post primary schools, public transport links into and around Belfast city centre, and access to retail facilities such as Forestside Shopping Centre and Tesco Newtownbreda, your everyday needs can always be found right on your doorstep.

Internally this extended chalet bungalow has been beautifully finished and comprises of three good sized bedrooms with master on the ground floor, lounge open to dining area, a modern fitted kitchen that leads onto a spacious sunroom and a white bathroom suite on the ground floor. Externally the property is situated on a well proportioned site that offers ample off street parking to the front for at least three cars and a beautifully landscaped garden to the rear with red brick patio area and laid lawn. To complete the package, this home comes with gas fired central heating and double glazing throughout.

Finished to an excellent standard throughout and with a flexible layout that also caters to those in need of ground floor accommodation, this is the perfect home for someone looking to buy in the local area. We anticipate great interest so would recommend that you arrange a viewing at your earliest convenience.

- Beautifully Presented & Extended Semi-Detached Chalet Bungalow
- Lounge open to Dining Area
- Ground Floor White Bathroom suite
- Gas Heating / Double Glazed
- Ample Off Street Parking

- Three Bedrooms (Master Bedroom on Ground Floor)
- Modern Fitted Kitchen leading to Spacious Sunroom
- Generous Landing with Study area
- Beautifully Landscaped Rear Garden with Patio area
- Highly sought after location close to an excellent selection of shops, leading schools and transport links

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(48-54) <b>E</b>			
(39-47) <b>F</b>			
(31-38) <b>G</b>			
Not energy efficient - higher running costs			
Northern Ireland		60	72
EU Directive 2002/91/EC			



### Entrance Hall



Glazed upvc front door opens onto entrance hall with wooden flooring.

### Lounge / Dining Room



Beautifully presented lounge open to dining area with bay window and feature fireplace. Wooden flooring

### Modern Fitted Kitchen



Modern fitted kitchen with a selection of upper and lower level units complete wooden effect formica worktops, stainless steel sink and drainer, integrated electric oven with ceramic hob and overhead extractor fan. Plumbed for washing machine. Part tiled walls and wooden effect vinyl flooring. Glazed upvc opens onto:

### Sunroom



Spacious sunroom complete with cosy roof, recessed spotlights and laminate flooring.

### White Bathroom suite



White bathroom suite comprising of low flush w.c, pedestal wash hand basin with stainless steel mixer taps, panelled bath with stainless steel mixer taps and overhanging electric shower. White tiled walls and cream tile flooring.

### Bedroom 1



Spacious double bedroom with built-in under stair storage.

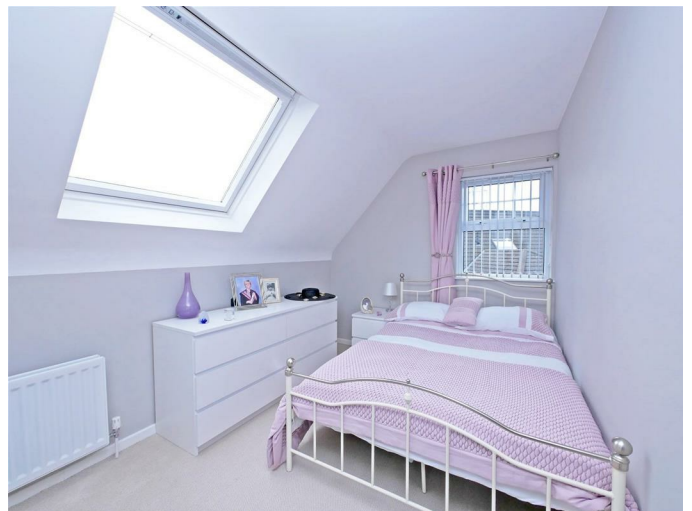
### First Floor

### Landing / Study area



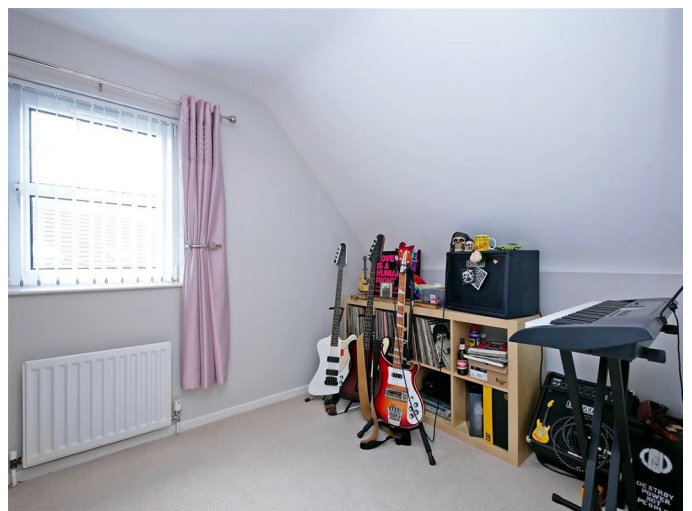
Spacious landing which is perfect for a study / reading area. Access to built-in storage and partially floored roof space accessed via slingsby ladder.

### Bedroom 2



Spacious double bedroom

### Bedroom 3





### Enclosed Rear Garden

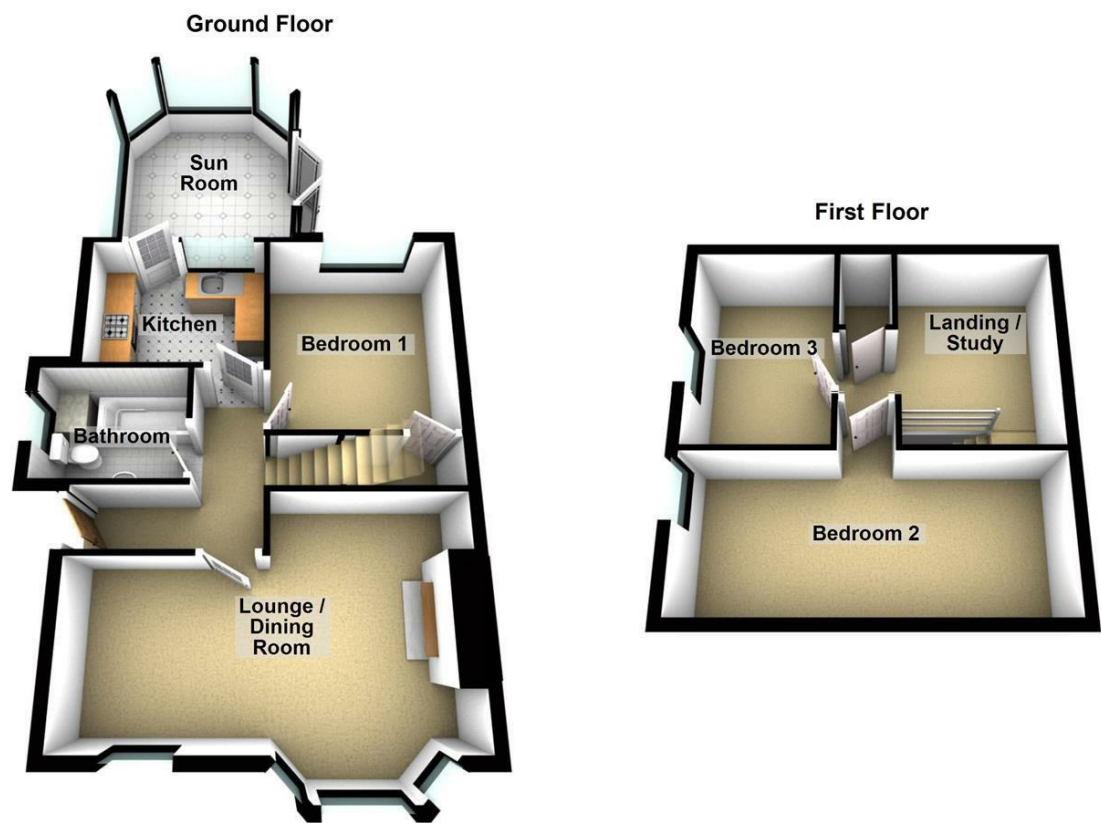


### Off Street Parking



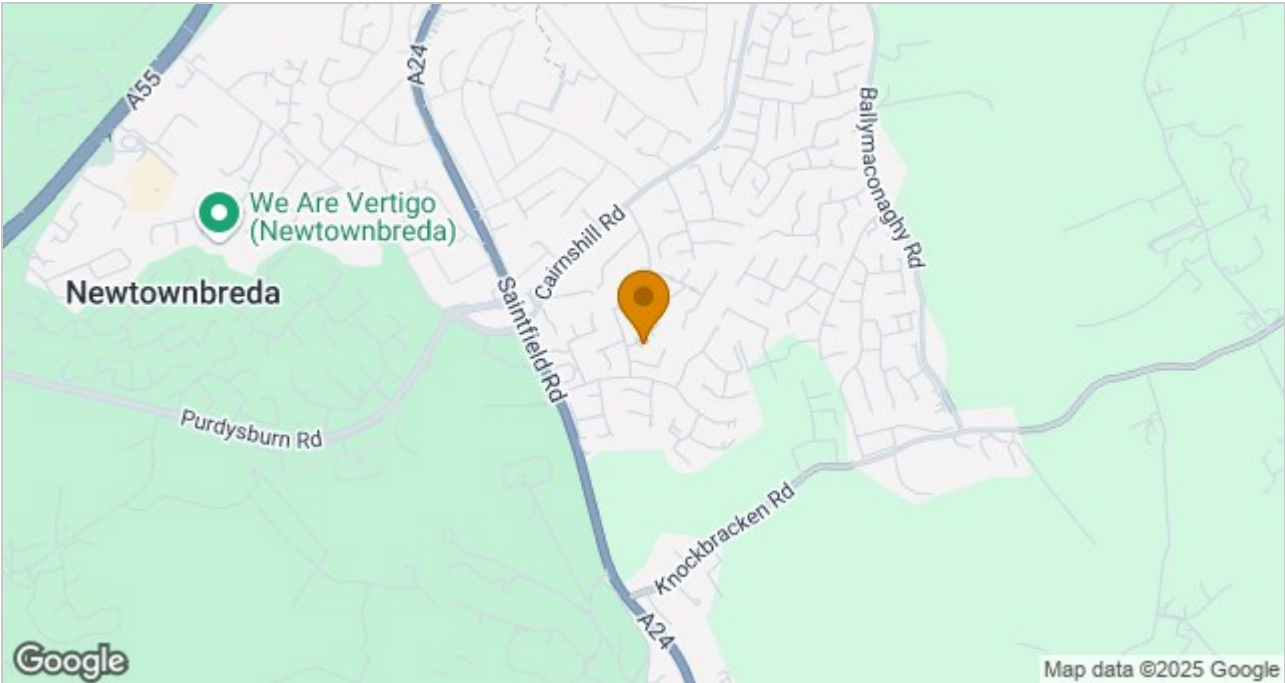
Tarmac driveway with ample off street parking for at least three cars.

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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