



3 Windermere Green, Ballymaconaghy Road, Four Winds, Belfast, BT8 6XE

Asking Price £189,950

The Windermere development is just off the Ballymaconaghy Road in the Four Winds and offers convenience to the shops off Newton Park, transport links, to include the Cairnshill Park & Ride and Forestside Shopping Centre with its array of retail units and cafes is only a short distance away.

The property itself is situated in a quiet cul de sac and offers spacious well proportioned accommodation comprising three good sized bedrooms, lounge open to dining area with sliding doors out to the garden, fitted kitchen and white bathroom suite with separate shower cubicle on first floor. The property also benefits from an oil heating system, double glazing, well maintained front garden, driveway with ample parking leading to detached garage and secluded rear garden.

An excellent home in a great location that represents an opportunity for the first time buyer to get their foot on the property ladder.

- Semi Detached Home
- Lounge Open To Dining
- White Bathroom Suite With Separate Shower Cubicle
- Driveway With Ample Parking
- Enclosed Rear Gardens
- Three Bedrooms
- Fitted Kitchen
- Oil Heating/Double Glazing
- Detached Garage
- Cul De Sac Location

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	68
(21-38)	F		
(1-20)	G		

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

Entrance Hall



Pvc glass panelled front door to entrance hall. Built in storage.

Lounge/Dining 23'5 x 13'4 (7.14m x 4.06m)



(at widest points) into bay Granite & marble fire-place with matching hearth housing an open fire.

Double glazed sliding doors to rear garden.



Fitted Kitchen 11'2 x 8'8 (3.40m x 2.64m)



Full range of high and low level units, Formica work surfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, Formica work surfaces. Fully tiled walls. Tiled flooring.

First Floor

Bedroom One 14'1 x 7'8 (4.29m x 2.34m)



(into bay) Wall to wall built in mirrored sliding robes. Laminate flooring.



Bedroom Two 12'9 x 9'0 (3.89m x 2.74m)



Bedroom Three 8'1 x 8'0 (2.46m x 2.44m)



Built in robe. Laminate flooring.

White Bathroom Suite



Comprising panelled bath with mixer taps, pedestal wash hand basin, low flush w/c, separate corner shower cubicle with shower unit, tiled walls.



Landing

Hot-press. Access to roof space,

Outside Front

Front garden laid in lawn.

Driveway with ample parking to a detached garage.

Detached Garage 17'6 x 9'6 (5.33m x 2.90m)

Up and over door. Light and power. Housing oil fired boiler.

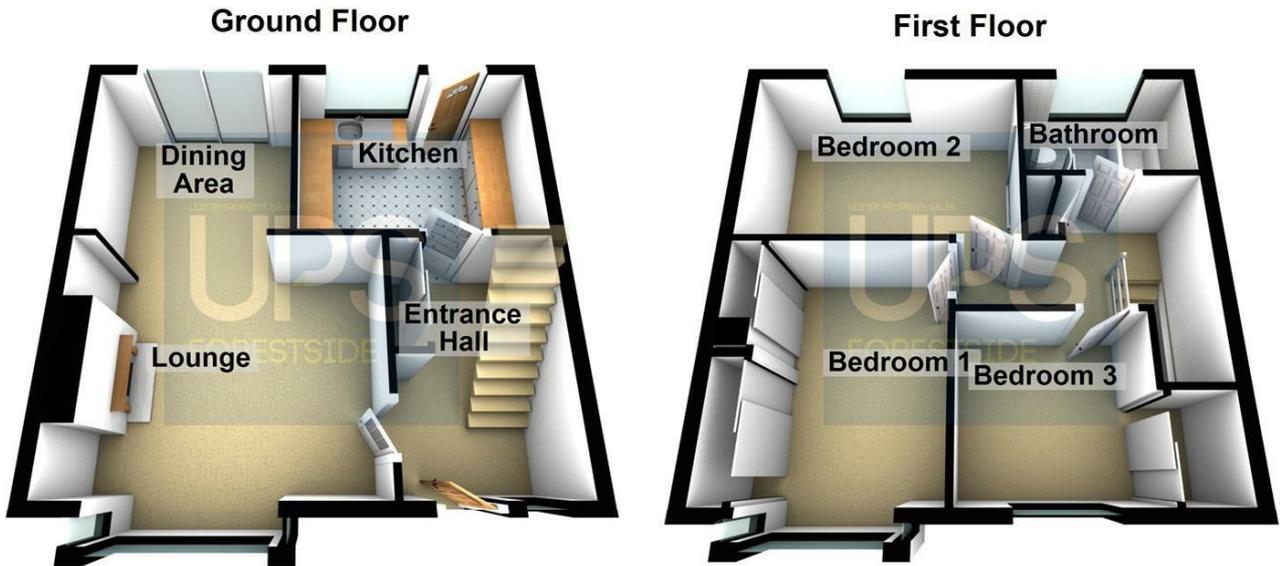
Outside Rear



Enclosed rear garden laid in lawn, range of plants, trees and shrubs. Flagged patio area.

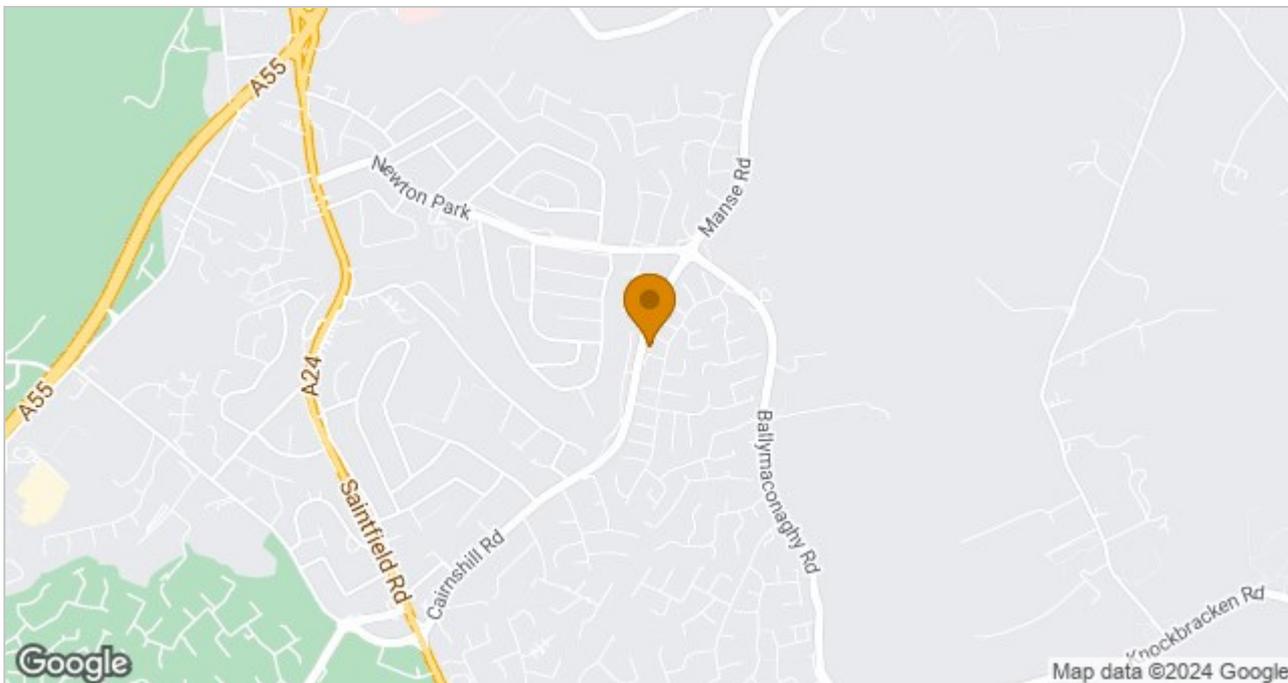


Floor Plan



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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