



## 43 Ballylenaghan Heights, Saintfield Road, Belfast, BT8 6WH

**Asking Price £285,000**

43 Ballylenaghan Height from the outside appears as a standard semi detached home, however the present vendors have extended and transformed the accommodation creating a contemporary stylish home. Internal accommodation now comprises lounge / dining that leads to a family room, flooded with natural light and a wood burning stove, that in turn leads to the extended kitchen / dining with quartz work surfaces and built in appliances.

Also on the ground floor is a large shower suite with utility space.

Upstairs there are three bedrooms and a white bathroom and the property also benefits from a gas heating system and double glazed windows.

Outside there is a driveway with ample parking and enclosed patio and lawn laid in lawns to the rear.

The Ballylenaghan location has consistently been a popular location with both first time buyers and young families with its convenience to local schools, both primary and post primary as well as the Cairnshill Park and Ride and Lesley Forestside.

An excellent home that has to be viewed in person to be fully appreciated.

- Extended Semi Detached Home
- Three Bedrooms
- Superb Fitted Kitchen
- Contemporary White Bathroom Suite 1st Floor
- Driveway With Ample Parking
- Cul De Sac Location
- Lounge / Dining & Separate Family Room
- Downstairs Shower / Utility
- Gas Heating / Double Glazed
- Enclosed Patio & Garden To The Rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		73	75
(55-68) D			
(39-54) E			
(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 to glazed side panels to entrance. Laminate flooring. Glass panelled inner door to hallway. Understairs storage. Laminate flooring.



## Downstairs Shower & Utility Space



Comprising large walk in shower cubicle with chrome shower unit with drench head and hand shower attachment, wash hand basin with mixer taps and storage below, illuminated mirror above, low flush w.c  
Part tiled walls, tiled floor.

This space was designed to be a utility space and benefits from a range of units and is plumbed for a washing machine.



Lounge / Dining 23'7 x 11'7 (7.19m x 3.53m)



Wood effect laminate flooring.





**Extended Living Room 11'4 x 13'0 (3.45m x 3.96m)**



**Cast iron wood burning stove. Double pvc doors to patio/garden.  
Wood effect laminate flooring.**



**Extended Kitchen/Dining 18'2 x 14'2 (5.54m x 4.32m)**



Excellent range of contemporary high and low level units, Quartz work surfaces, built in ceramic hob and overhead extractor fan, double oven, larder cupboard with pull out drawers, integrated full length fridge, full length freezer, and dishwasher. Centre island with matching work surface and breakfast bar. Wood effect laminate flooring.





## First Floor



**Bedroom One 13'0 x 9'7 (3.96m x 2.92m)**



**Bedroom Two 10'5 x 10'3 (3.18m x 3.12m)**





**Bedroom Three 8'0 x 7'1 (2.44m x 2.16m)**



**White Bathroom Suite**



Comprising panelled bath with mixer taps, chrome shower unit above with drench head and hand shower attachment, pedestal wash hand basin with mixer taps and storage below, low flush w.c Fully tiled walls. Tiled flooring.



### Landing

Access to the roofspace via fold down ladder.

### Outside Front

Gardens laid in lawn.

Driveway with ample parking.

### Rear Garden

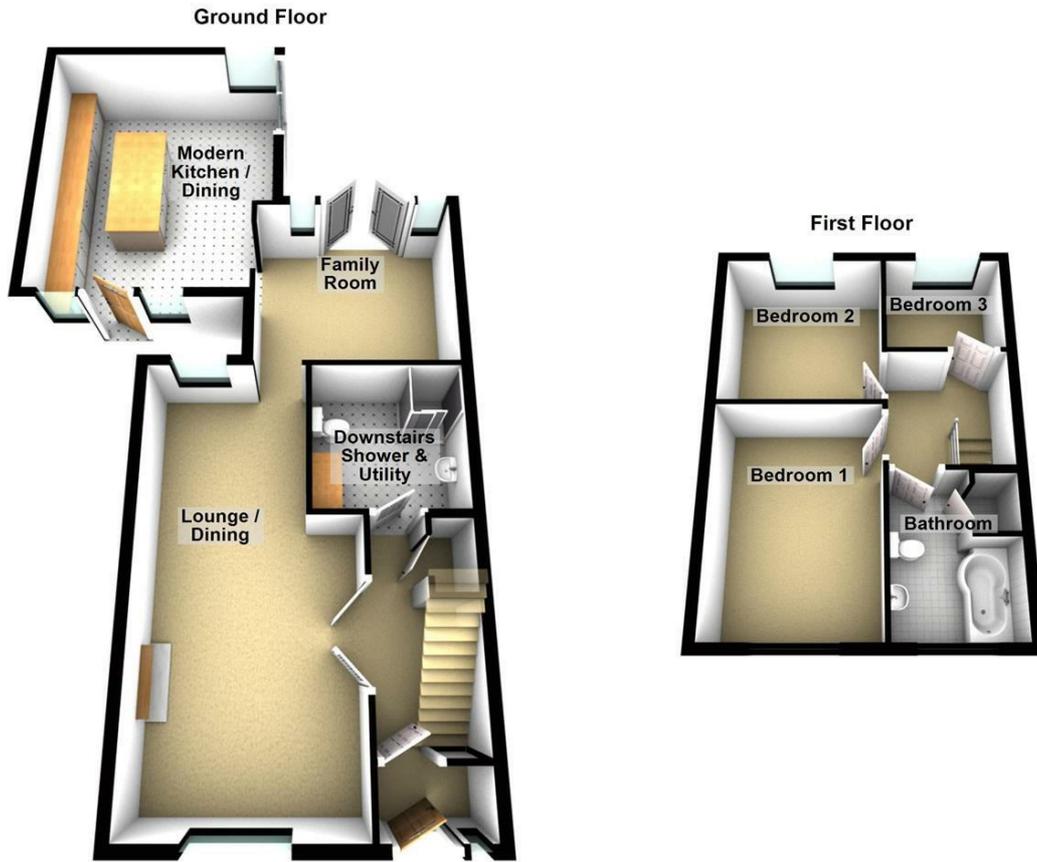


Enclosed flagged patio accessed direct from family room and garden laid in lawn to rear.  
Additional decked area to the rear of the kitchen area.  
Bordered by timber fencing.



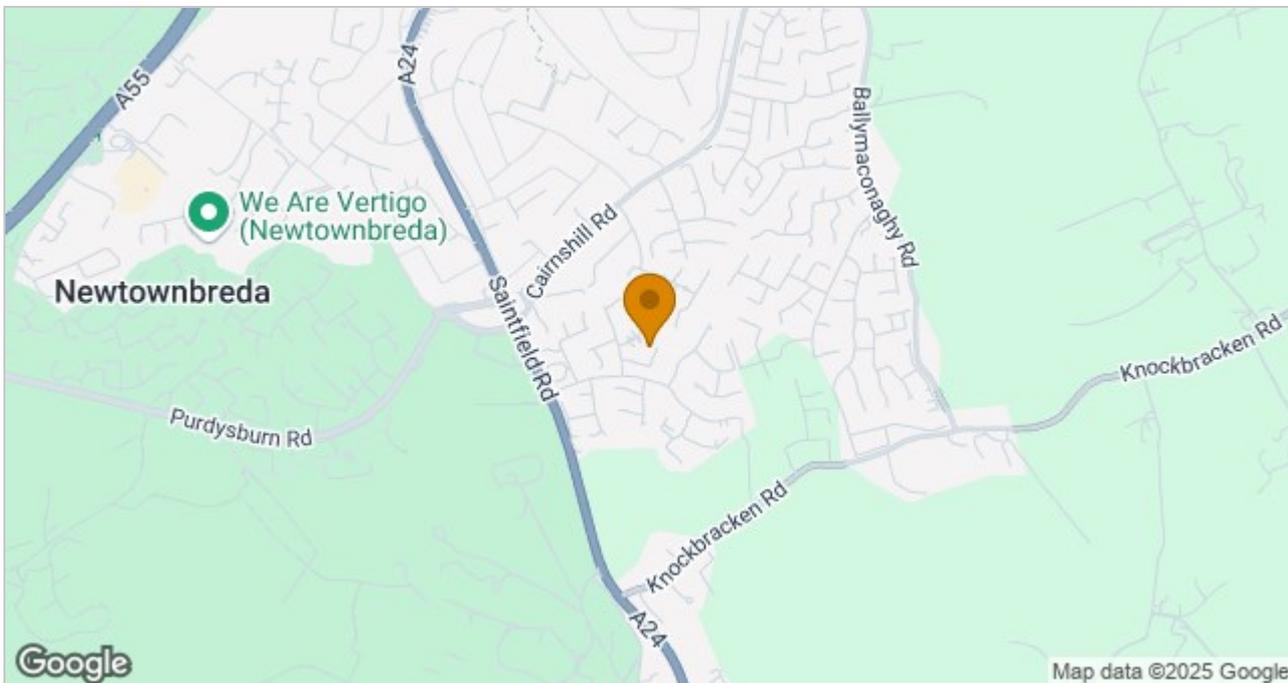


## Floor Plan



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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