



Apt 41 Ballylenaghan Park, Saintfield Road, Belfast, BT8 6WP

Asking Price £162,500

The apartments at Ballylenaghan Park have always been popular, due to the internal layout, space and convenience to all the amenities such as the Cairnshill Park & Ride, and Forestside Shopping Centre. Internally this home has been really well cared for over the years and comprises two double bedrooms, one with en-suite facility (plumbed only currently used as walk-in robe), lounge open to dining, separate fitted kitchen with side window that floods the area with natural light and white bathroom suite.

In addition the property benefits from an oil under floor heating system and double glazing, one numbered allocated space along with communal parking to the front.

An excellent apartment, spacious and convenient that would suit both the first time buyer and those hoping to downsize.

- Bright Spacious Ground Floor Apartment
- Lounge Open To Dining Area
- White Bathroom Suite
- Double Glazed
- Communal Patio Area To Rear
- Two Double Bedrooms, One With En-Suite Facility
- Separate Fitted Kitchen
- Oil Under Floor Heating
- Designated & Communal Parking
- Only A few Minutes Walk To Cairnshill Park & Ride

Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland		73	74
EU Directive 2002/91/EC			



The Accommodation Comprises

Upvc glass panelled front door to entrance porch, built-in storage area.
Glass panelled inner door to Lounge.

Lounge / Dining 19'1 x 14'7 (5.82m x 4.45m)



At widest points.





Fitted Kitchen 11'9 x 8'4 (3.58m x 2.54m)



Range of high and low level built-in units, glazed cabinets, formica work surfaces, built-in four ring hob and oven, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher. Part tiled walls.



Inner Halway
Hot press.

Bedroom One 12'6 x 10'11 (3.81m x 3.33m)



Laminate flooring.

En-Suite Facility 7'7 x 4'0 (2.31m x 1.22m)

Originally designed to have an en-suite the present vendors opted to have this as a walk-in robe. All plumbing in place if required.

Bedroom Two 13'4 x 9'8 (4.06m x 2.95m)



Laminate flooring.

Bathroom Suite 7'9 x 6'1 (2.36m x 1.85m)



White bathroom suite comprising panelled bath with shower unit above, wash hand basin with mixer taps and storage below, low flush w/c. Part tiled walls.

Outside



Designated Parking (at front of property) and communal parking.
Communal patio area to rear which provides access to oil boiler and pvc oil tank.

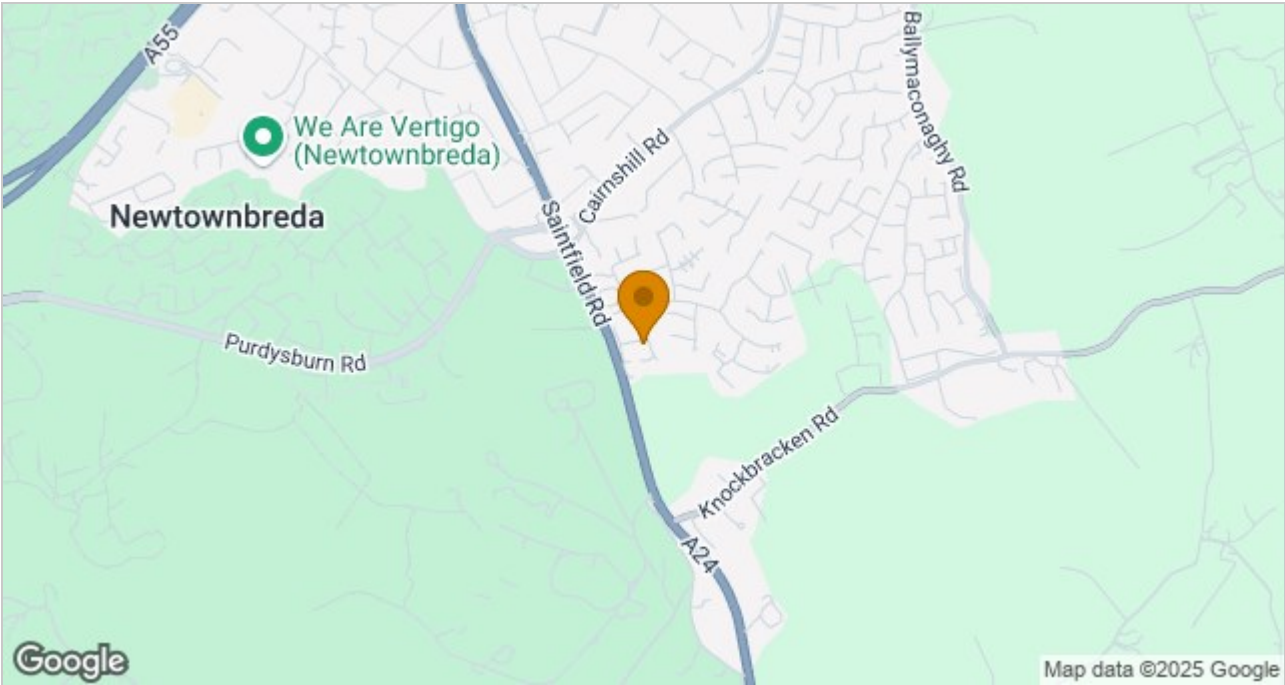
Management Company

Maintenance Charges. £84.00 per month to include building insurance.

Floor Plan



Area Map



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