



87 Laurelgrove Dale, Off Ballynaconaghy Road, Belfast, BT8 6ZE

Asking Price £249,950

Situated off the Ballymaconaghy Road, this semi detached home offers convenience to the Four Winds, with its local shops, restaurants and transport links to most parts of the City, as well as leading schools both primary and post primary.

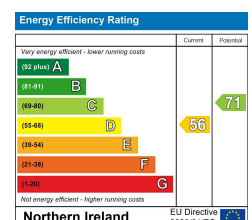
Internally the property comprises spacious lounge with cast iron fire place and modern fitted kitchen / dining area to the rear with sliding doors out to patio and garden.

Upstairs there are three bedrooms, master with en-suite and white bathroom suite.

The property also benefits from an oil heating system, double glazed windows, off street parking, detached garage and enclosed patio/ garden area to the rear that captures the afternoon sun.

An excellent first time purchase with little to do but add furniture.

- Semi Detached Home
- Spacious Lounge
- White Bathroom Suite
- Driveway With Ample Parking
- Enclosed Rear Gardens
- 3 Bedrooms Master With En-Suite
- Modern Fitted Kitchen / Dining
- Oil Heating / Double Glazed
- Detached Garage
- Cul De Sac Location



The Accommodation Comprises

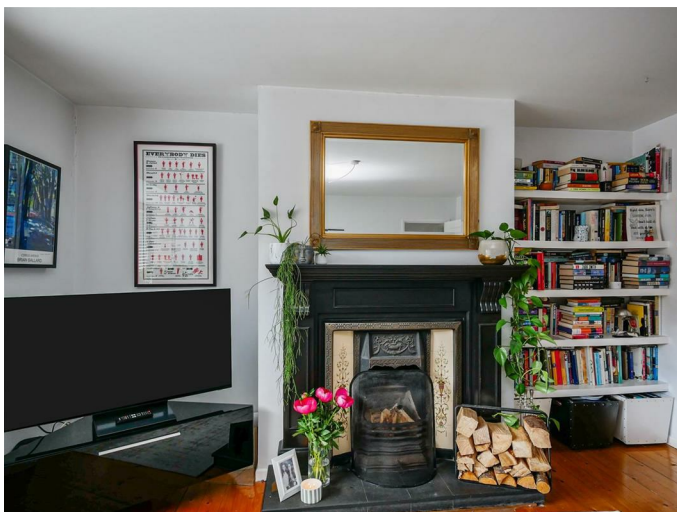


Upvc glass panelled front door with glazed side panels, tiled floor.

Lounge 15'0 x 15'0 (4.57m x 4.57m)



Cast iron fire place with wooden surround housing open fire. Floor boards sanded and stained. Double french doors to dining.





Modern Fitted Kitchen / Dining 22'0 x 10'8 (6.71m x 3.25m)



Range of high and low level built in units, formica work surfaces, built in 4 ring gas hob and under oven, integrated dishwasher, tiled floor. Open to dining area, double glazed sliding doors to garden.





First Floor

Bedroom One 13'0 x 10'5 (3.96m x 3.18m)



Floor boards sanded and stained.



En-suite



Comprising large walk in shower cubicle with shower unit, twin sink unit with storage below, low flush w/c, tiled floor.



Bedroom Two 11'0 x 7'4 (3.35m x 2.24m)



Floor boards sanded and stained.

Bedroom Three 9'8 x 7'6 (2.95m x 2.29m)



Floor boards sanded and stained.

Bathroom Suite



White suite comprising panelled bath, pedestal wash hand basin, low flush w/c, part tiled walls, heated chrome towel rail.

Outside Front

Front gardens laid in lawns.

Driveway with ample parking leading to detached garage.

Detached Garage 24'3 x 10'5 (7.39m x 3.18m)

Roller door light and power, plumbed for washing machine.

Housing oil fired boiler.

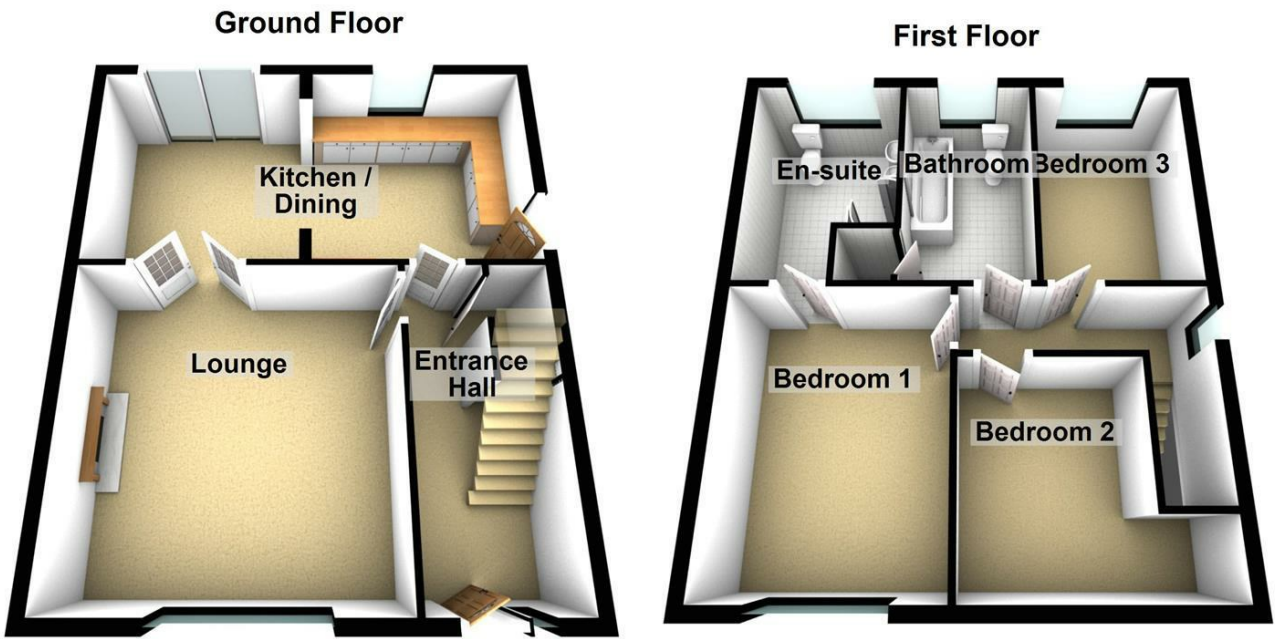
Outside Rear



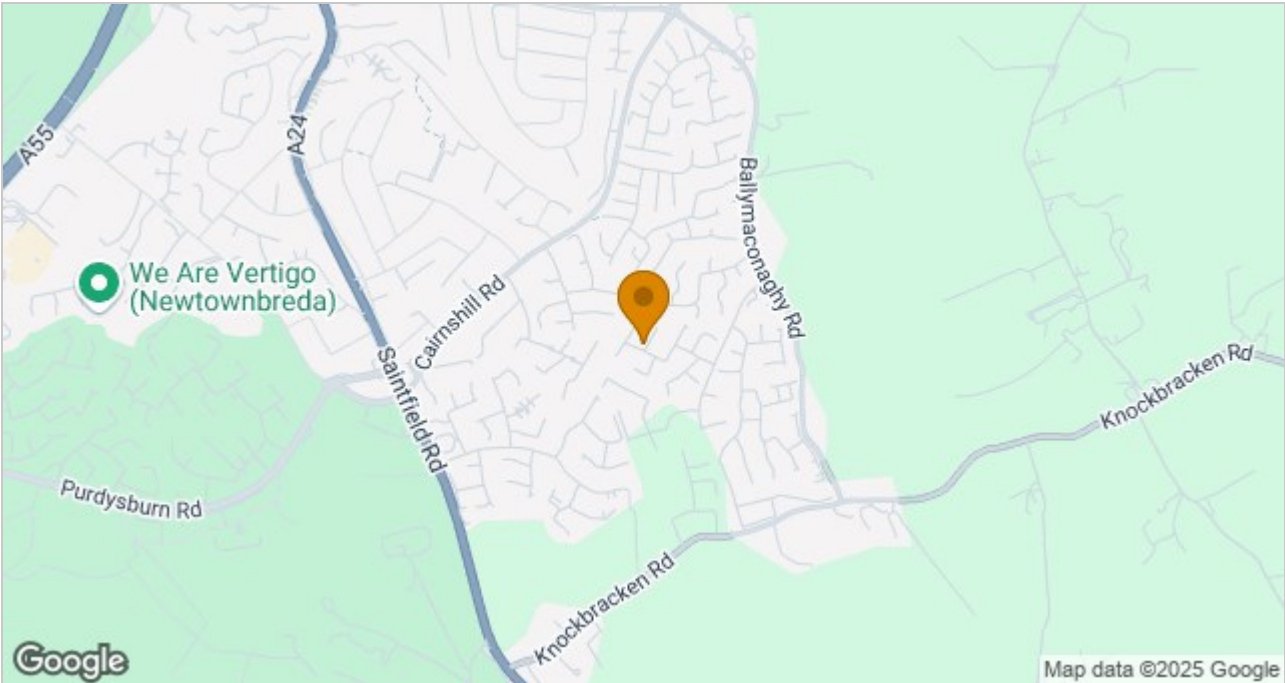
Enclosed rear gardens laid in lawns bordered by mature hedging.



Floor Plan



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986
CAVEHILL
028 9072 9270

DONAGHADEE
028 9188 8000
DOWNPATRICK
028 4461 4101
FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929
NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. NI051121; Registered Office: 9 Upper Crescent, Belfast BT7 1NT ©Ulster Property Sales is a Registered Trademark