



10 Windermere Road, Ballymaconaghy Road, Belfast, BT8 6QY

Asking Price £219,950

Situated just off the Ballymaconaghy Road in the ever popular 'Four Winds' area this Detached Bungalow offers convenience to the local shops of Newton Park, transport links to most of the City and Forestside Shopping Centre with its array of shops and cafés. This property benefits from well proportioned accommodation comprising, three bedrooms, a good size lounge, fitted kitchen, conservatory and a white shower suite. In addition to an oil heating system and double glazing this home also benefits from off street parking that leads to the detached garage. Outside there are gardens to the front laid in lawn and enclosed low maintenance rear gardens. A chain free home, immediate viewing is recommended as bungalow are in very short supply!

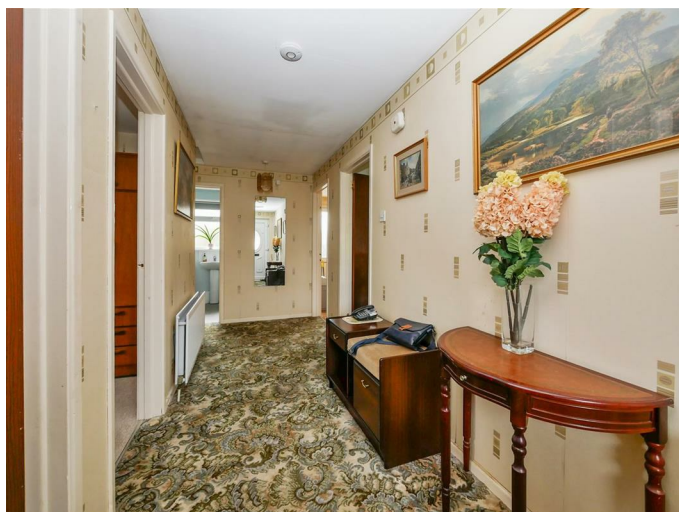
- Detached bungalow
- One reception room
- Kitchen / dining
- Oil fired central heating
- Off street parking
- Three bedrooms
- Conservatory
- Shower suite
- Double glazed windows
- Detached garage

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		
	61	72
Northern Ireland		
EU Directive 2002/91/EC		

The accommodation comprises

Pvc double glazed front door leading to the entrance hall.

Entrance hall



Lounge 16'2 x 11'4 (4.93m x 3.45m)



Brick fireplace with raised tiled hearth.

Kitchen 11'5 x 9'1 (3.48m x 2.77m)



Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, cooker and fridge space, plumbed for washing machine, built in larder cupboard, Hot press.

Bedroom 1 13'3 x 8'5 (4.04m x 2.57m)



Wall to wall sliding robes.

Bedroom 2 13'3 x 7'11 (4.04m x 2.41m)



Bedroom 3 10'2 x 9'2 (3.10m x 2.79m)



Sliding door access to the conservatory.

Conservatory 11'3 x 9'6 (3.43m x 2.90m)



Shower room 6'4 x 5'9 (1.93m x 1.75m)



Comprising corner shower cubicle with Triton T80 shower, low flush w/c, pedestal wash hand basin, chrome towel radiator.

Outside

Tarmac driveway with off street parking leading to the detached garage.

Detached garage 17'1 x 8'5 (5.21m x 2.57m)



Up and over door, housing oil fired boiler, light and power.

Front gardens

Gardens to the front laid in lawn, range of plants, trees and shrubs.

Rear gardens

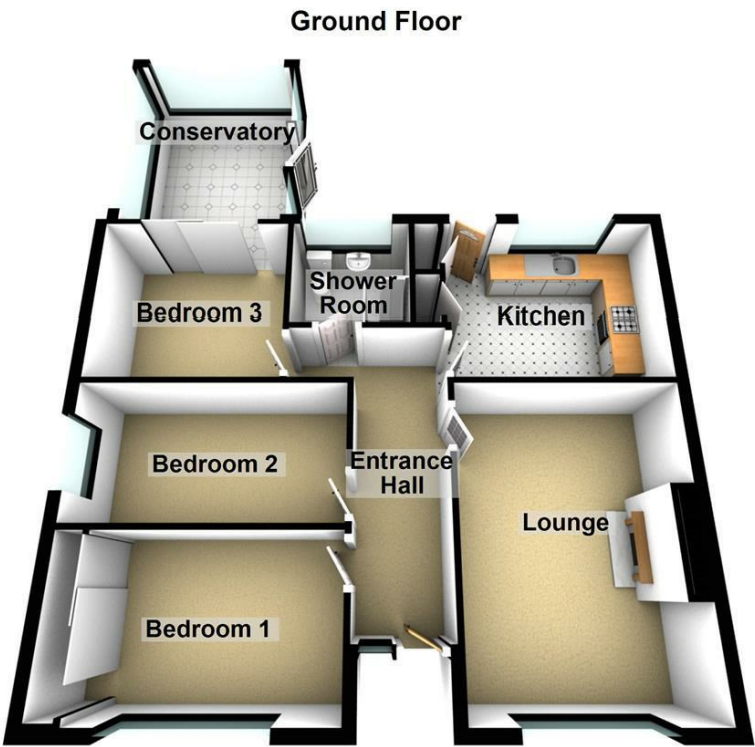


Loose stone gardens to the rear with a range of plants, trees and shrubs, side gate access. New border fencing.

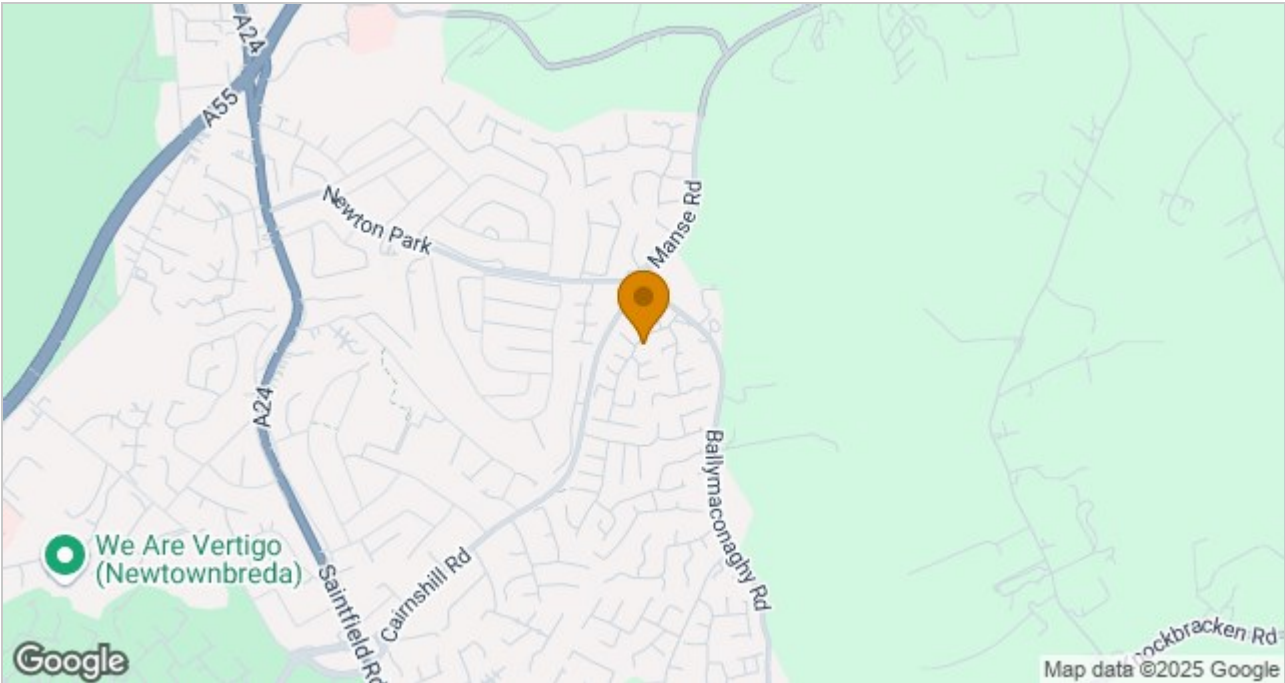
Rear elevation



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	BANGOR 028 9127 1185	DONAGHADEE 028 9188 8000	GLENGORMLEY 028 9083 3295	RENTAL DIVISION 028 9070 1000
BALLYHACKAMORE 028 9047 1515	CARRICKFERGUS 028 9336 5986	DOWNPATRICK 028 4461 4101	MALONE 028 9066 1929	
BALLYNAHINCH 028 9756 1155	CAVEHILL 028 9072 9270	FORESTSIDE 028 9064 1264	NEWTOWNARDS 028 9181 1444	



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark