

# GERARD MCCLINTON

## ESTATE AGENT



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113 Laurelgrove Dale, Belfast, BT8 6ZE

Offers in the region of £330,000



113 Laurelgrove Dale is a beautifully presented and recently upgraded family home offering spacious, modern accommodation within a highly popular and convenient residential location. The property has been further enhanced by a double storey extension which adds valuable additional practical space.

The home is approached via a bright and welcoming entrance hall finished in fresh neutral tones. To the front of the property is a well-proportioned living room enjoying excellent natural light and featuring a fireplace which creates a natural focal point.

As part of the extension, the property now benefits from a spacious second reception room providing an additional living area ideal for modern family life. Beautifully presented throughout, the room features a striking contemporary media wall.

- Extended 4 Bedroom family home with impressive double storey extension
- Contemporary fitted kitchen with integrated appliances and ample dining space
- Exceptional principal bedroom measuring approximately 7.3m with extensive built-in wardrobes
- Luxury upgraded family bathroom with freestanding bath and contemporary suite
- Spacious accommodation including two reception rooms and open plan kitchen / dining area
- Separate utility room providing excellent additional practicality
- Second double bedroom with en-suite shower room
- Recently landscaped rear garden with artificial lawn and raised composite decking ideal for outdoor entertaining

