



31 Pennington Park, Belfast, BT8 6GJ

Asking Price £315,000

Pennington Park has consistently been one of the most popular residential locations within the Four Winds / Saintfield Road, with its convenience to transport links to and from the City, to include the Cairnshill Park & Ride, leading schools both primary and post primary as well as being only a few minutes drive from Forestside Shopping Centre.

The property benefits from both a double storey extension to the side and an additional single storey extension to the rear, transforming this property into a spacious, well proportioned family home.

The accommodation now comprises four bedrooms, master with en-suite, lounge to the front, kitchen dining to the rear with direct access to the family room, utility room, downstairs w/c and integral garage.

Outside there is a driveway with ample parking to the front and a private enclosed rear garden. An excellent family home in a popular location.

- Extended Semi Detached Home
- Lounge To The Front
- Utility Room & Downstairs W/C
- Gas Heating / Double Glazed
- Integral Garage
- Four Bedrooms, Master With En-Suite
- Kitchen Dining & Family Room To Rear
- Coloured Bathroom Suite
- Driveway With Ample Parking
- Enclosed Rear Gardens

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		63	71
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
Northern Ireland		EU Directive 2002/91/EC	



Entrance



Pvc sliding doors to entrance porch. glass panelled inner door with glazed side panels to entrance hall. Under stairs storage.

Lounge 15'7 x 11'0 (4.75m x 3.35m)

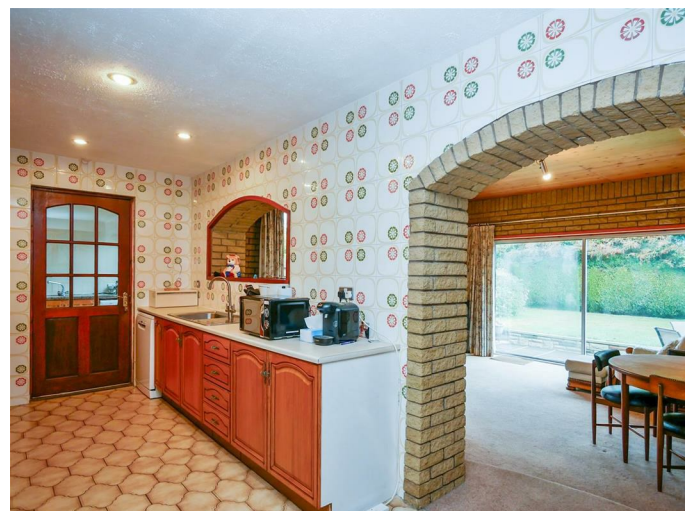


Stone fire-place housing an open fire.

Fitted Kitchen/Dining 18'7 x 7'8 (5.66m x 2.34m)



Full range of high and low level units, glazed cabinets, single drainer stainless steel sink unit with mixer taps, built in 4 ring hob, overhead extractor fan, double oven. Part tiled walls. Tiled flooring. Spot-lights.



Family Room 18'7 x 14'1 (5.66m x 4.29m)



Double glazed sliding doors to the garden.



Utility Room



Single drainer sink unit with mixer taps.
Access to to the rear.

Downstairs W/C



Down-stairs w.c Sink unit.

First Floor

Bedroom One 18'0 x 10'9 (5.49m x 3.28m)



En-suite



Comprising large walk in shower unit with Mira sport unit, wash basin with mixer taps and storage below, low flush w.c Part tiled walls.

Bedroom Two 12'1 x 10'3 (3.68m x 3.12m)



Bedroom Three 10'5 x 8'1 (3.18m x 2.46m)



Bedroom Four 8'5 x 8'2 (2.57m x 2.49m)



Coloured Bathroom Suite



Comprising panelled bath with mixer taps and Mira shower unit above, wash hand basin with mixer taps and storage below. Low flush w.c Fully tiled walls. Tiled flooring. Hot-press. Tongue and groove ceiling.

Landing

Access to the roof space.

Outside Front

Brick paved driveway with ample parking to the front, side and rear. Bordered by mature hedges, trees and shrubs.

Integrated Garage 16'3 x 10'6 (4.95m x 3.20m)

Electric roller door. Light and power. housing gas boiler.

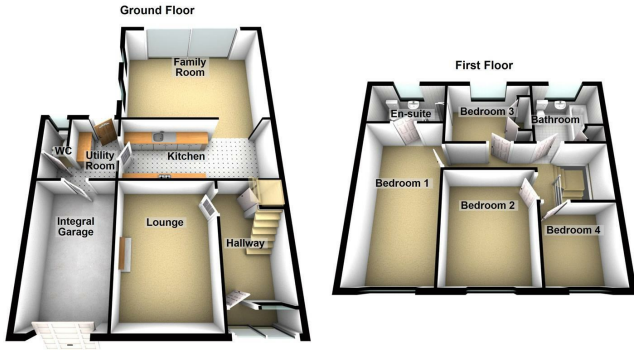
Outside Rear



Flagged patio area to rear leading to garden laid lawn. Excellent range of plants, trees and shrubs, bordered by timber fencing.

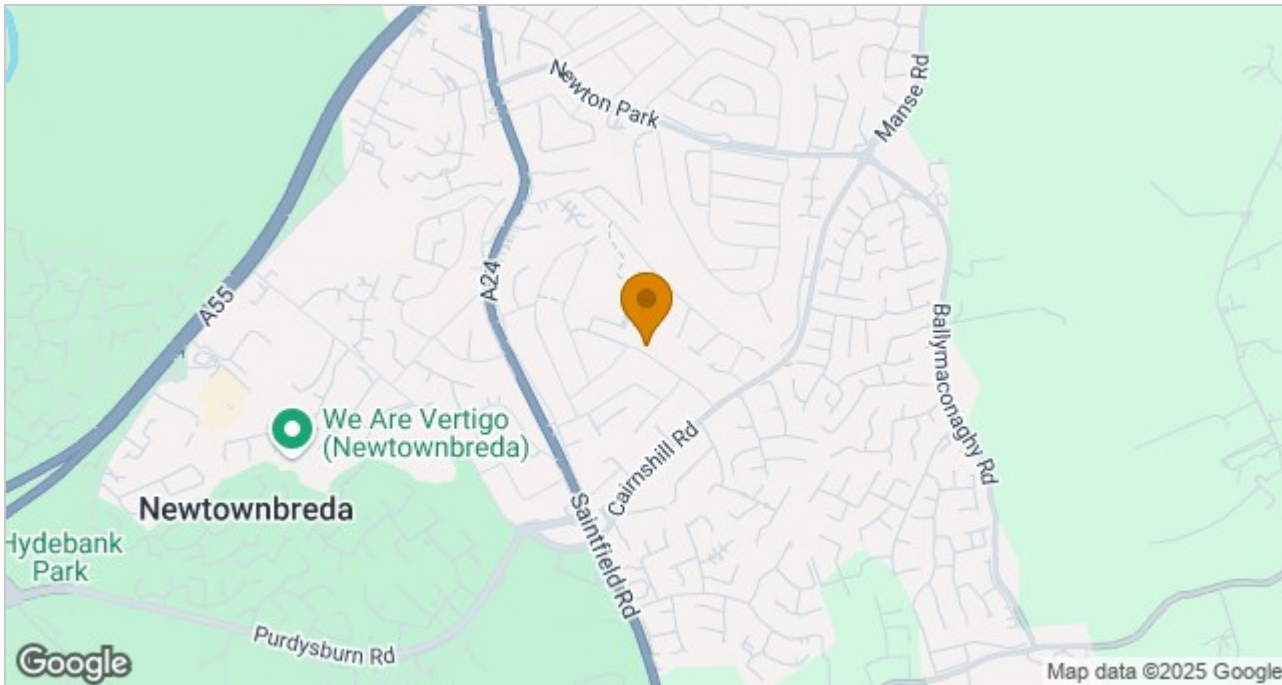


Floor Plan



Please note this floor plan is for marketing purposes only. It is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequences or loss arising from the use of this plan. Plan produced using PlanUp.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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