FORESTSIDE BRANCH

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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.

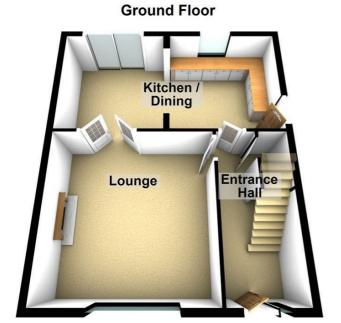
Outside Rear

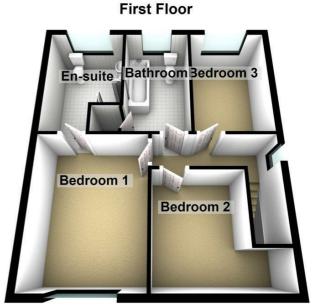


Enclosed rear gardens laid in lawns bordered by mature hedging.

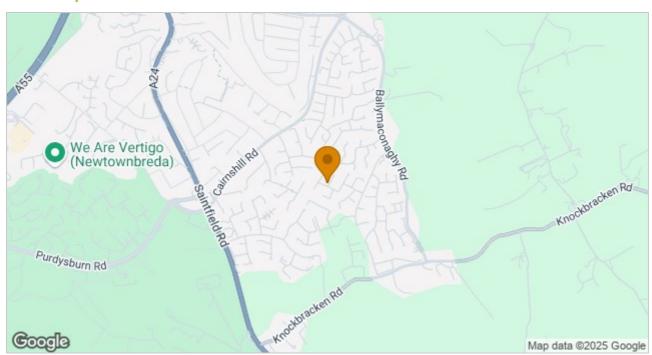








Area Map



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