



## 14 Lenaghan Gardens, Saintfield Road, Belfast, BT8 7JG

**Asking Price £295,000**

Lenaghan Gardens is a small cul de sac off Lenaghan Avenue which is just off the Saintfield Road in a prime residential area. A great location offering convenience to the Cairnshill Park and Ride, leading schools both primary and post primary as well as Lesley Forestside with its array of shops cafes and retail units.

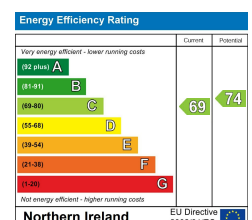
The property itself benefits from a double storey extension to the side transforming the internal accommodation creating a superb family home. The current layout comprises, spacious lounge to the front and fitted kitchen to the rear, whilst in the extension there are two further receptions, downstairs w/c and utility area that also provides access to the integral garage.

Upstairs there are four bedrooms, master with en-suite and dressing area, and a white bathroom suite.

Outside there is a driveway with ample parking to front, integral garage, patio area to the side and a mature garden to the rear.

An excellent home in a great location.

- Extended Semi Detached Home
- Three Reception Rooms
- Downstairs w/c & Utility
- Part Double Glazing
- Attached Integral Garage
- Four Bedrooms, Master With En-Suite & Dressing Area
- L-Shaped Fitted Kitchen
- Gas Heating
- Driveway With Ample Parking
- Side Patio and Mature Rear Gardens



## Entrance Hall



Pvc glass panelled front door with glazed side panels to entrance hall. Laminate flooring. Under-stairs storage.

## Lounge / Dining 24'5 x 12'3 (7.44m x 3.73m)



(At widest Points)  
Laminate flooring.



### L-Shaped Fitted Kitchen 18'8 x 12'2 (5.69m x 3.71m)



(at widest points) Full range of high and low level units, single drainer stainless steel sink unit with mixer taps, built in 4 ring hob and stainless steel overhead extractor fan. Integrated fridge freezer double oven microwave. Integrated dishwasher. Spot-lights.

### Lower Level (Extension)

### Living Room 12'0 x 9'4 (3.66m x 2.84m)

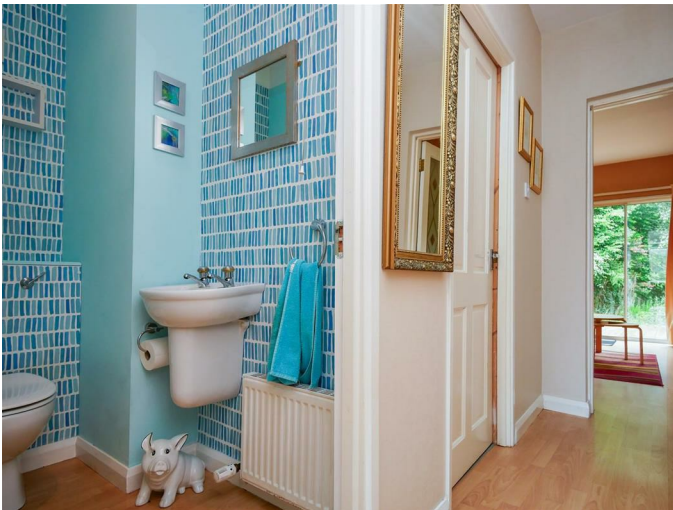


Double glazed sliding doors to decking and garden.

### Office 8'8 x 9'1 (2.64m x 2.77m)



### Downstairs w/c



Low flush w/c and sink unit.

### Utility Area

Plumbed for washing machine. Access to integral garage.

### First Floor

### Landing

Access to the roofspace.

### Master Bedroom 11'0 x 9'4 (3.35m x 2.84m)



### Dressing Area 9'7 x 6'4 (2.92m x 1.93m)



Laminate flooring. Built-in robes.

### Ensuite



Comprising corner shower cubicle, electric shower, wash hand basin with storage below, low flush w.c hidden cistern w/c Heated towel towel rail. Fully tiled walls. Tiled flooring.

### Bedroom Two 12'1 x 10'2 (3.68m x 3.10m)



Laminate flooring.

### Bedroom Three 12'0 x 10'2 (3.66m x 3.10m)



### Bedroom Four 8'2 x 8'0 (2.49m x 2.44m)



Laminate flooring.



### White Bathroom Suite



Comprising panelled bath with Triton shower unit, wash hand basin with storage below. low flush w.c Heated towel rail. Fully tiled walls. Tiled flooring.

### Outside Front

Driveway with ample parking leading to attached garage. Loose stone area with range of plants and shrubs.

### Integral Garage 19'9 x 10'9 (6.02m x 3.28m)

Roller door. Light and power. Housing gas boiler.

### Outside Rear



From the kitchen and living room on lower level access is provided to decked patio area overlooking mature garden with an extensive range of plants trees and shrubs, additional patio area to rear of garden.

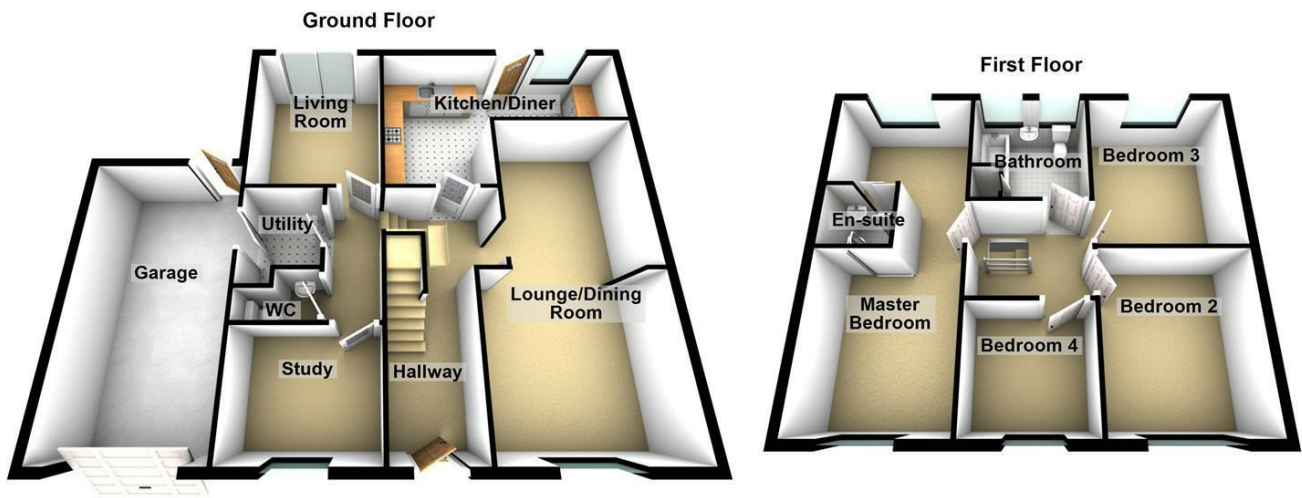
To the side of the garage there is additional flagged patio area.



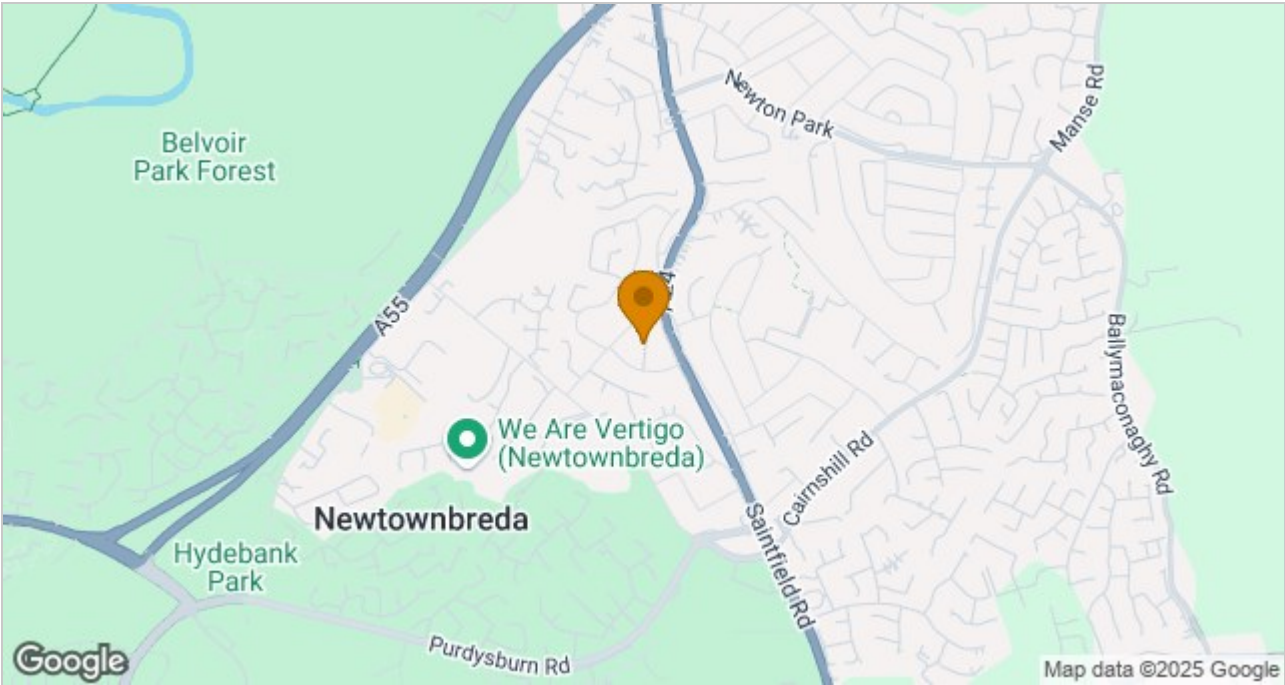




Floor Plan



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