



## 7 Loughrey Court , Belfast, BT15 5AU

**Offers In The Region Of  
£179,950**

Stunning Double Extended Luxuriously Appointed End Town House Presented To An Exceptional Standard

Holding a corner site within a courtyard setting this stunning end town house will impress. Internally this double extended family home offers spacious well proportioned accommodation and comprises 4 bedrooms, principal with en-suite shower room, 2 reception rooms, contemporary fitted kitchen incorporating built-in oven and hob and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, gas fired central heating, patio doors to garden from extended living room and extensive use of porcelain and wood laminate floor coverings. Private patio gardens and a courtyard setting with every possible amenity within walking distance make this a home not to be missed.

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92 plus)                                   | A |                         |           |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         |           |
| (55-68)                                     | D | 57                      | 72        |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| Northern Ireland                            |   | EU Directive 2002/91/EC |           |

# 7 Loughrey Court

, Belfast, BT15 5AU



- Double Extended Town House
- 4 Bedrooms 2+ Reception Rooms
- Stunning Integrated Kitchen
- uPvc Double Glazed Windows
- Gas Central Heating
- Classic White Family Bathroom
- Principal Bedroom With En-Suite Shower Room
- Walled Rear Garden
- Highest Presentation
- Courtyard Setting

## Entrance Hall

Composite entrance door, solid wood floor, panelled radiator.

## Lounge

16'8" x 11'3" (5.08 x 3.43)

Solid wood floor, feature fireplace, granite hearth.

Double Doors:

## Kitchen

15'5" x 9'10" (4.70 x 3.00)

Bowl and a half stainless steel sink unit, extensive range of high and low level units, formica worktops, built-in high level oven and microwave, feature splash back, integrated extractor fan, ceramic hob, stainless steel extractor fan, partly tiled walls, porcelain tiled floor, integrated fridge/freezer, integrated dishwasher, recessed lighting.

## Dining Area

Feature radiator.

## Utility Room

Plumbed for washing machine and tumble drier, gas boiler.

## Extended Living Room

16'2" x 11'0" (4.93 x 3.35)

Solid wood floor, panelled radiator, recessed lighting.

French doors leading to patio area

## First Floor

Landing.

## Bedroom

12'2" x 11'0" (3.71 x 3.35)

Wood laminate floor, double panelled radiator, double panelled radiator, recessed lighting.

## En-Suite

White suite comprising shower cubicle, electric shower, pedestal wash hand basin, low flush wc, ceramic tiled floor, fully tiled walls, chrome radiator, recessed lighting.

## Bedroom

9'6" x 7'11" (2.90 x 2.41)

Wood laminate floor, panelled radiator, built-in mirrored slide robes.

## Bedroom

12'11" x 7'10" (3.94 x 2.39)

Wood laminate floor, panelled radiator, built-in robes.

## Bedroom

7'2" x 6'5" (2.18 x 1.96)

Wood laminate floor.

## Bathroom

Classic white suite comprising panelled bath, telephone hand shower, pedestal wash hand basin, low flush wc, pvc panelled walls and ceiling, recessed lighting, ceramic tiled floor.

## Roof Space

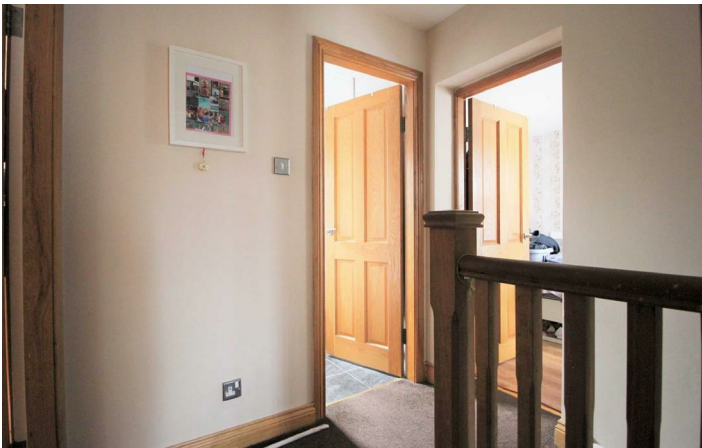
Floored, Velux window, under eaves storage, double panelled radiator, recessed lighting.

## Outside

Corner site, hard landscaped gardens side and rear in flowerbeds and shrubs, barked areas, outside light and tap.

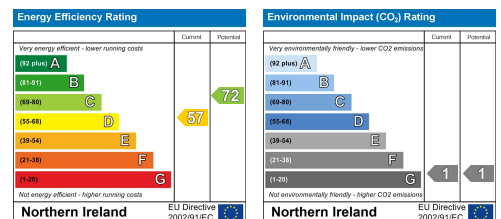


## Directions



# Floor Plan

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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