

## 10 Leggagh Court Crumlin Road, Belfast, BT14 8AY

**Offers In The Region Of  
£99,950**

Superb Town House In A Courtyard Setting Perfect For The Investor Or First Time Buyer Alike

A unique opportunity to purchase a modern built town house holding a courtyard setting within this increasingly popular location. The interior comprises 2 bedrooms, spacious lounge, excellent fitted kitchen incorporating built-in under oven and hob with dining area and classic white bathroom suite. The dwelling further offers uPvc double glazed windows and exterior doors, oil fired central heating and wood laminate floor coverings.

An enclosed hard landscaped rear garden with ample carparking to the front combines with a convenient location to 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 |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| <b>Northern Ireland</b>                     |   | EU Directive 2002/91/EC |           |

# 10 Leggagh Court

Crumlin Road, Belfast, BT14 8AY



- Modern Constructed Town House
- Spacious Lounge
- uPvc Double Glazed Windows
- Close To Local Amenities
- Courtyard Setting
- Excellent Fitted Kitchen / Dining
- Oil Fired Central Heating
- 2 Bedrooms
- Classic White Bathroom
- Enclosed Rear Garden

## Entrance Hall

uPvc double glazed entrance door, wood laminate floor, panelled radiator.

## Lounge

14'3" x 11'5" (4.36 x 3.50)

Panelled radiator, wood laminate floor, under stairs storage.

## Kitchen

14'9" x 10'5" (4.52 x 3.20)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, built-under oven and hob, integrated extractor fan, plumber for a

washing machine, tumble dryer space, fridge freezer space, breakfast bar, panelled radiator, partly tiled walls, 1/4 panelled walls, ceramic tiled floor, Upvc D/G rear door.

Dining Area.

## First floor

landing Hot Press

## Bedroom

10'6" x 7'1" (3.22 x 2.18)

Wood laminate floor, panelled radiator.

## Bedroom

15'6" x 12'1" (4.73 x 3.70)

Panelled radiator

## Bathroom

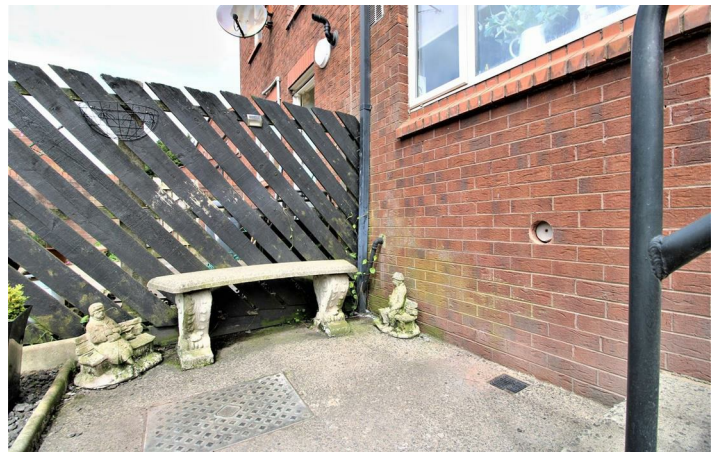
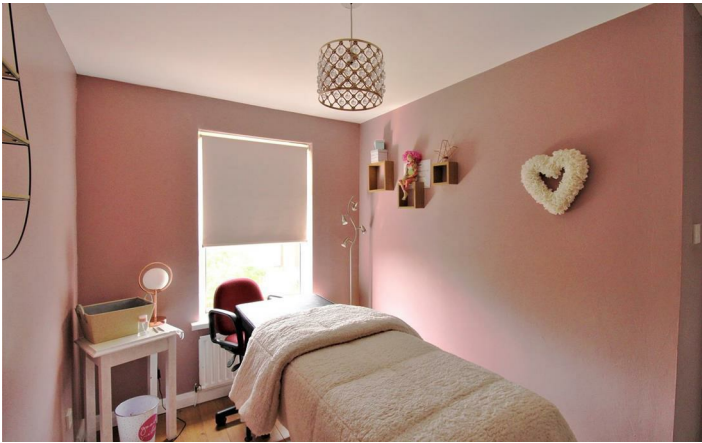
White suite comprising panelled bath, shower screen, electric shower, wash hand basin, low flush Wc, panelled radiator.

## Outside

Enclosed rear garden hard landscaped. Oil fired boiler, oil tank.  
Open forecourt ample carparking.



## 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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