



71 Windermere Road, Ballymaconaghy Road, Belfast, BT8 6QY

Asking Price £289,950

Situated in a quiet cul de sac off the Ballymaconaghy Road, this extended detached home offers excellent accommodation for those with a young and growing family. Internally the property comprises four bedrooms, two with en-suite, spacious lounge with double doors to dining room, modern fitted kitchen which leads to extended living room, downstairs w/c and contemporary white bathroom suite on 1st floor. In addition the property benefits from an oil heating system, double glazing, driveway with parking leading to attached garage and enclosed patio/garden to rear. Leading schools both primary and post primary are within walking distance, together with convenience shops off Newton Park and Forestside Shopping Centre.

- Extended Detached Family Home
- One En-suite, one with walk-in Dresser & w/c
- Modern Fitted Kitchen
- White Bathroom Suite
- Driveway & Attached Garage
- Four Bedrooms,
- Three Receptions
- Downstairs W/C
- Oil Heating/Double Glazed
- Enclosed Rear Garden

| Energy Efficiency Rating | | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 51 | 65 |
| (21-38) | F | | |
| (1-20) | G | | |

Not energy efficient - higher running costs

Northern Ireland EU Directive 2002/91/EC

Entrance



Pvc glass panelled front door to entrance hall.



Down-stairs w.c



Sink unit with mixer taps. Low flush w.c

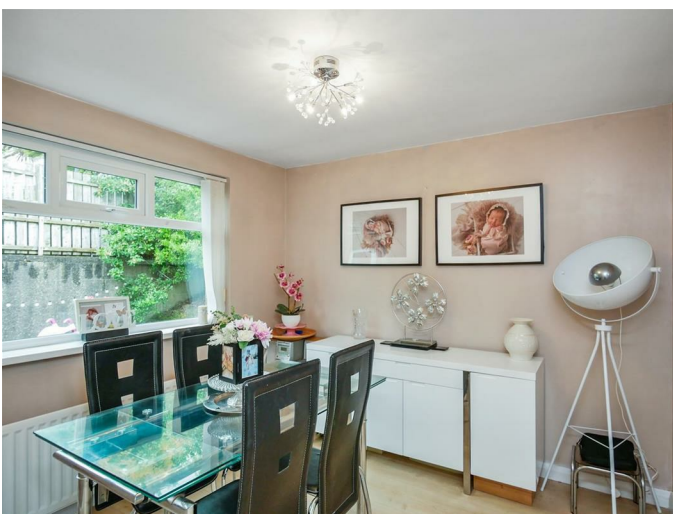
Lounge 15'6 x 11'10 (4.72m x 3.61m)



Laminate flooring. Glass panelled doors to dining room.



Dining Area 9'5 x 9'5 (2.87m x 2.87m)



Laminate flooring.



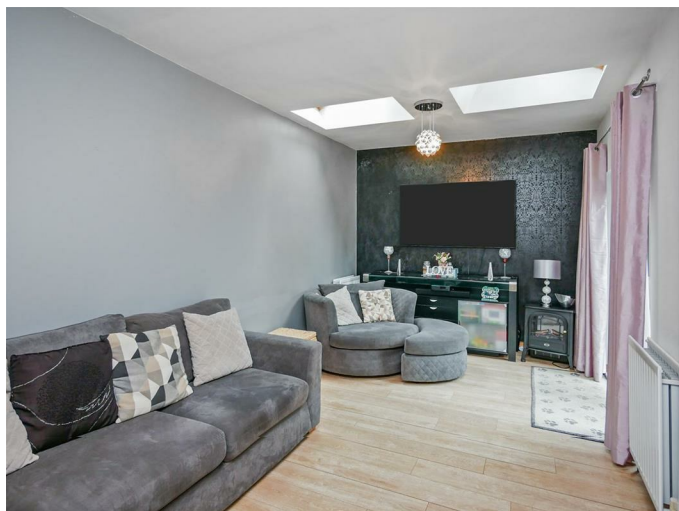
Modern Fitted Kitchen 12'7 x 10'0 (3.84m x 3.05m)



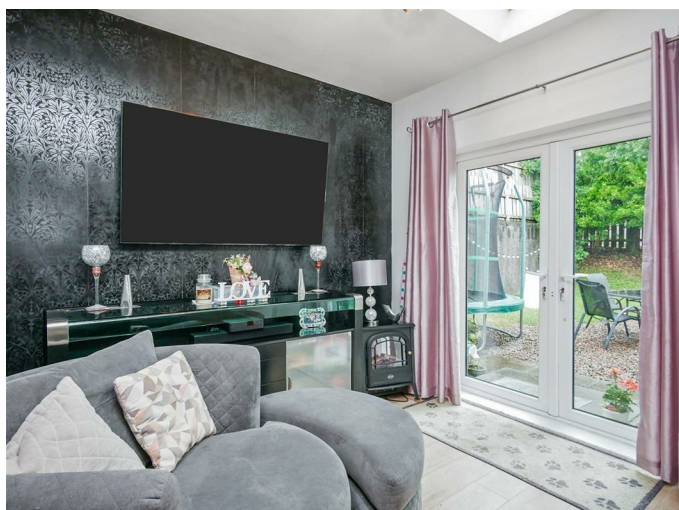
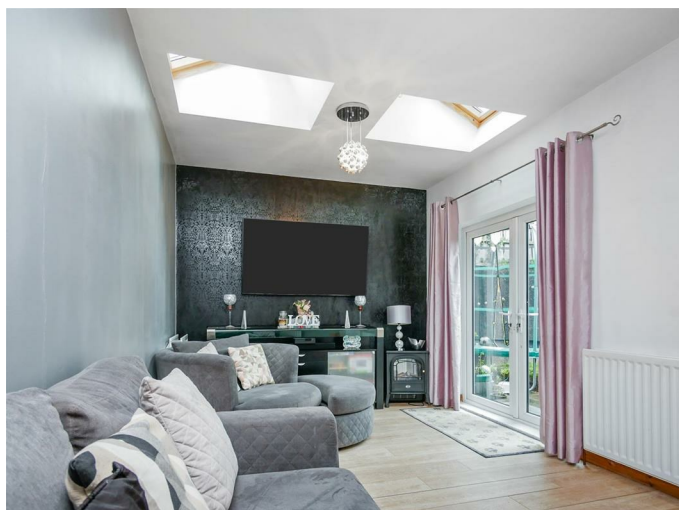
Full range of high and low level units, wood effect work tops single drainer stainless steel 1 1/4 sink unit with mixer taps..
Integrated dish-washer, fridge freezer Built in 4 ring hob and under oven. stainless steel extractor fan, plumbed for washing machine. Laminate flooring.
Open to extended living room.



Extended Living Room 18'9 x 9'6 (5.72m x 2.90m)



Laminate flooring. pvc patio doors providing access to patio and garden.



Master Bedroom 16'0 9'8 (4.88m 2.95m)



Walk in dressing room. with sliding mirrored robes, sink unit and low flush w.c Heated chrome towel rail.

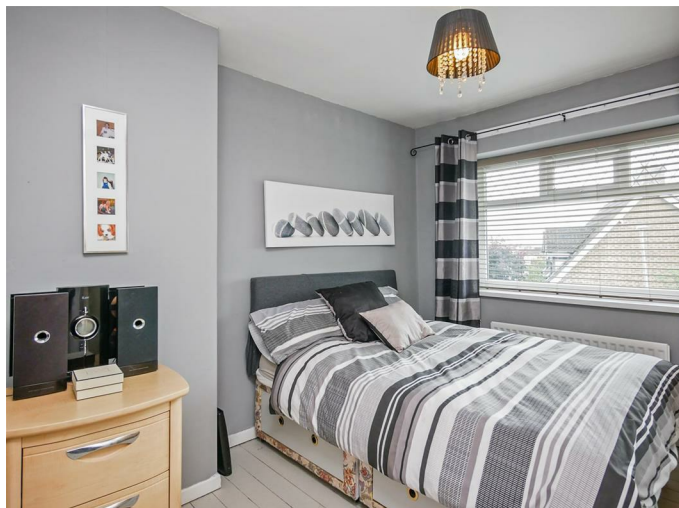


Walk-in dressing area With W/C & Sink Unit



Walk in dressing area mirrored sliding robes. W/c and sink unit. Heated chrome towel rail.

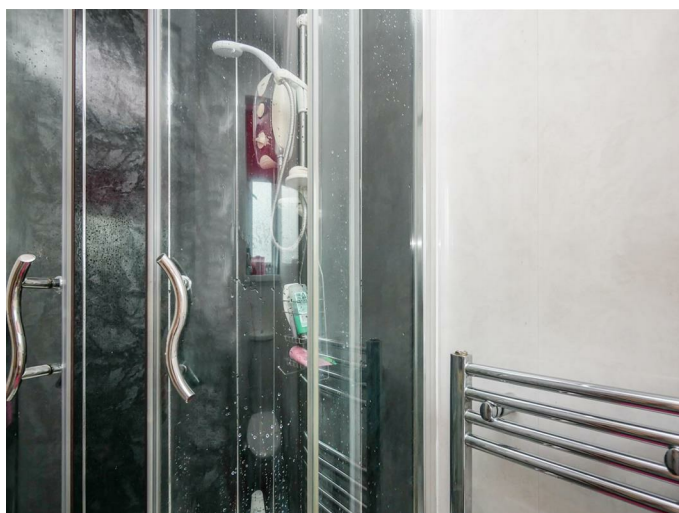
Bedroom Two 11'2 x 10'0 (3.40m x 3.05m)



Floor boards sanded and painted.



En-suite



Comprising corner shower cubicle, Mira shower unit, pedestal wash hand basin, low flush w.c Pvc ceiling. Tiled flooring.

Bedroom Three 9'8 x 9'5 (2.95m x 2.87m)



Bedroom Four



Laminate flooring.

White Bathroom Suite

White bathroom suite comprising panelled bath with mixer taps with hand shower. pedestal wash hand basin with mixer taps, low flush w.c Part tiled walls. Tiled flooring.

Landing

Hot-press. Access to roof-space via fold down ladder.

Outside Front

Front and side gardens laid in lawns.
Double driveway leading to attached garage

Attached Garage 15'6 x 10'6 (4.72m x 3.20m)

Roller door light and power housing oil boiler.

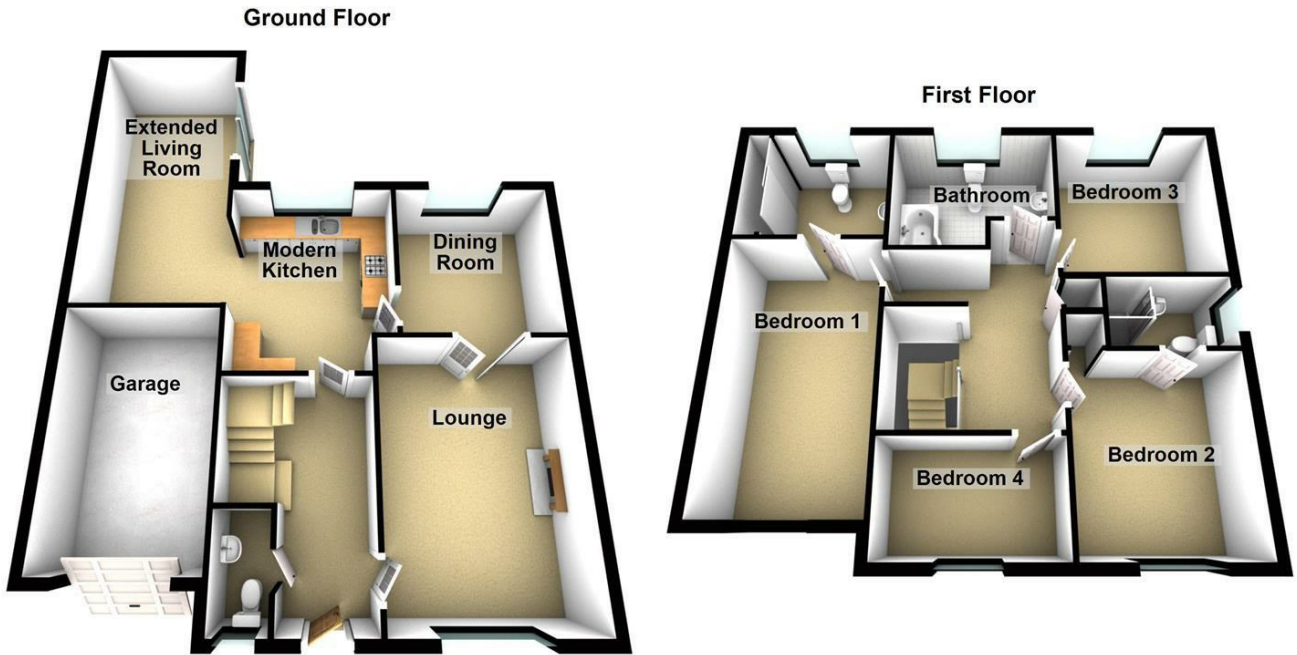
Outside Rear



Enclosed rear with loose stone and garden area laid in lawns bordered by boundary wall and timber fencing. Outside tap, pvc oil tank.

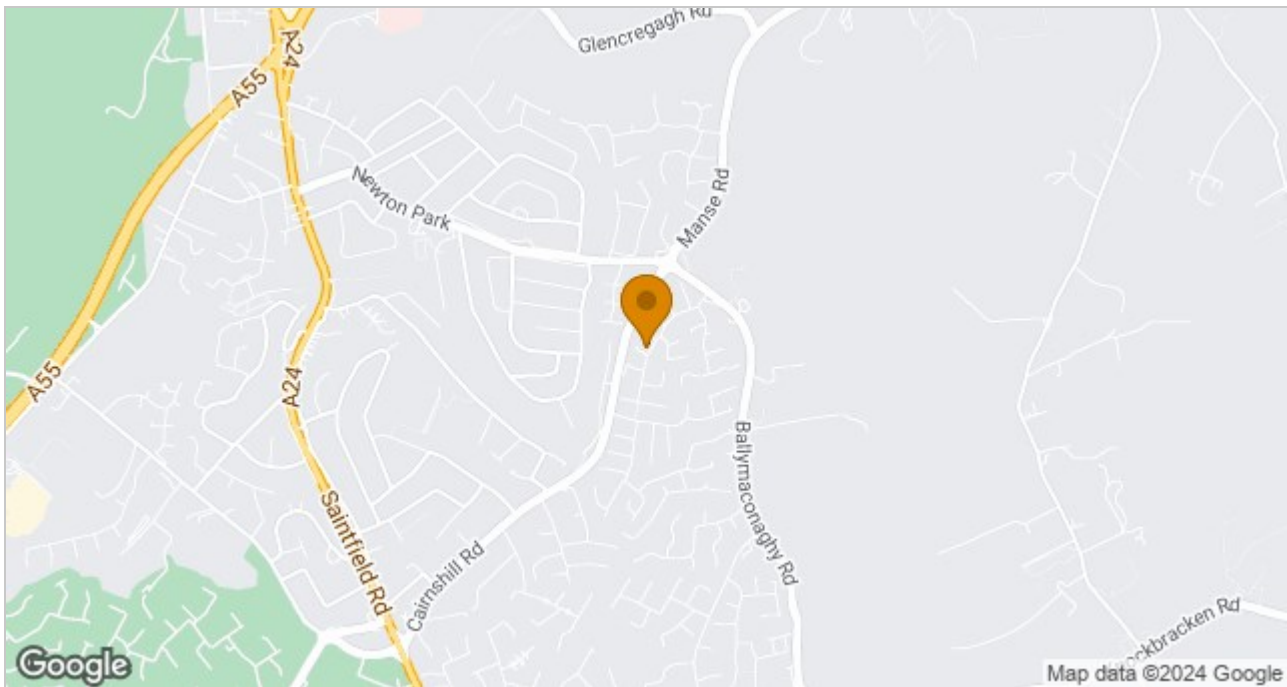


Floor Plan



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

Area Map



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