

## 49 Lenaghan Park, Belfast Asking Price £395,000









An extended detached family home in a popular residential area off the Saintfield Road

Beautifully presented and in immaculate condition throughout

Bright and spacious entrance hall with solid wood Herringbone style floor

Family room with a contemporary wood burning stove and Herringbone style flooring

Spacious lounge with a feature fireplace and an archway to a dining area

Spacious kitchen with a superb range of units that flows into a dining area and a sun room

Useful utility room and downstairs guest wc

Four well-proportioned bedrooms

Master with feature panelled wall and a modern en suite shower room

Home office /study - perfect for anyone working from home

Family bathroom with a white three piece suite
Gas fired central heating and double glazed windows
Integral garage with light and power

Ample parking area to front of property

Mature and very attractive rear gardens with a lovely patio area, decking and mature lawns

Convenient location with a good choice of local amenities

Within the catchment area for leading schools





## Lenaghan Life!

This spacious extended detached property located just off the Saintfield Road is sure to appeal to growing families looking for a first class location with excellent amenities including a choice of leading schools and nurseries. The property has been extended multiple times over the years to create a truly impressive home.

Downstairs comprises a spacious entrance hall with a lovely Herringbone style floor, a cosy family room with a matching Herringbone style floor and a wood burning stove, an extended living room with a fireplace open plan to a dining area, a fitted country style kitchen with a range of high & low level units that flow into a casual dining area and a sunroom. Upstairs are four well-proportioned bedrooms, a master with a modern en- suite shower room, a home office which would be perfect for anyone working from home and a family bathroom with a white suite.

The front garden area has been tarmaced to allow for some additional parking spaces whilst the rear and side have been tastefully landscaped to offer a large paved patio area, an attractive decked area for bbq's with friends on a summers evening and an enclosed lawn area which is perfect for kids to play on!

The location is second to none being just off the main Saintfield Road and only one mile from Forestside Shopping Centre, it is ideally situated within close proximity to Belfast City Centre and offers easy access to the main bus routes and a choice of leading schools.

Your Next Move...

Thinking of selling, it would be a pleasure to offer you a FREE VALUATION of your property.

Mortgage advice is also available from our in-house Mortgage Advisor, you can find out how much you can borrow within minutes instead of waiting weeks to go through your high street bank for a decision.

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## **REQUEST VALUATION**

We would be delighted to visit your property and give you a Free Valuation and some helpful advise regarding the sale or rental of your property to you! 513 Ormeau Road, Belfast, BT7 3GU

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