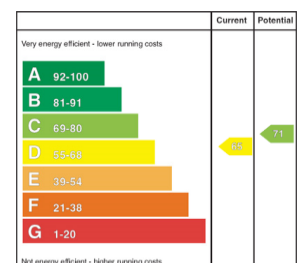




23 BALLYLENAGHAN PARK, BELFAST, BT8 6WP
FOR SALE: £259,950

Beautifully Presented Red Bricked Semi-Detached Home
Bright Lounge with Feature Fireplace and Bay Window
Modern Kitchen with White High Gloss Cupboards
Three Good Sized Bedrooms
Recently Refurbished En-suite into Wet Room
Family Bathroom and Down Stairs W.C.
Driveway to Detached Garage
Recently Fitted Upvc Double Glazed Windows and Doors
Gas Fired Central Heating
Perfect Family Home in a Quiet Development
Popular and Convenient Location

0864-2992-0053-9224-2401



AMPMni are delighted to bring this beautiful red bricked semi-detached family home to the open market. The property is located in the very popular and convenient Four Winds. In a very quiet and family friendly area, close to leading schools and local amenities.

Internally, the ground floor comprises an entrance hall, bright lounge with feature fire place and bay window, dining room, spacious and modern kitchen with white high gloss cabinets and cloak room. On the first floor there is 3 good sized bedroom, en-suite/wet room, family bathroom and access to the roof space.

Externally, to the front there is a lawn and a driveway in tarmac to the detached garage. To the rear the enclosed garden has artificial grass and stoned area, prefect and safe for children.

THE PROPERTY COMPRISES:

Ground Floor

Upvc front door to:

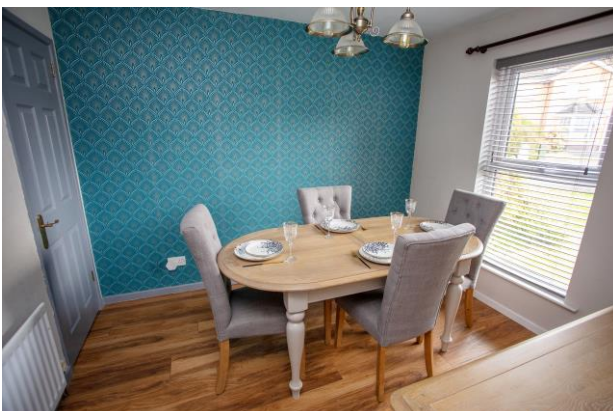
ENTRANCE HALL: Laminate timber flooring, single panelled radiator and storage cupboard containing electric meter/fuse box.

CLOAKROOM: Ceramic tiled flooring, tiled walls, white suit comprising pedestal wash hand basin with mixer tap, low flush w.c.

LIVING ROOM: 17' 3" x 12' 4" (5.25m x 3.75m) into bay window Laminate timber flooring, double panelled radiator, feature marble fireplace and hearth with open fire.



DINING ROOM: 10' 4" x 9' 1" (3.16m x 2.78m) Laminate timber flooring, single panelled radiator, storage cupboard.



KITCHEN: 10' 6" x 8' 6" (3.2m x 2.6m) Wood effect tiles floor, partially tiled walls, double panelled radiator, breakfast bar, a range of high and low level white high gloss kitchen unit, 1 1/2 bowl stainless steel sink unit with mixer tap, integrated 'Bosch' electric oven, ceramic hob with stainless steel extractor fan over, plumbed for washing machine and plumbed for dishwasher.



Stairs to:

First Floor

LANDING: Storage cupboard, access to roofspace with slingsby style ladder.

BEDROOM (1): 12' 8" x 10' 8" (3.87m x 3.24m) Single panelled radiator, built in storage cupboard.



ENSUITE SHOWER ROOM: Modern wet room with waterfall shower, low flush w.c. and wash hand basin.

BEDROOM (2): 11' 7" x 9' 10" (3.54m x 3m) Single panelled radiator.



BEDROOM (3): 9' 10" x 7' 7" (3.01m x 2.32m) Single panelled radiator, fitted wardrobe.



BATHROOM: Ceramic tiled floor, tiled walls, 'Xpelair' extractor fan, low voltage spotlights, white suit comprising, vanity unit with mixer tap, low flush w.c., panelled bath with 'Mira' electric shower over, chrome ladder radiator.

Outside

GARAGE: 19' 1" x 8' 11" (5.81m x 2.72m) Power supply and lighting.

Front: Lawn, tarmac driveway to garage.

Rear: Enclosed yard with artificial grass and stoned area.



LOCATION: Off the Saintfield Road turn into Primrose Hill and turn right into Ballylenaghan Park.

AMPmni, 54 Belmont Road, Belfast, BT4 2AN. Telephone 028 9047 4660 Email: info@ampmni.com Web: www.ampmni.com

AMPmni, for themselves and for the Vendors or Lessors of the property, whose agents they are, give notice that; i) these particulars are given without responsibility of AMPmni or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) AMPmni cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of AMPmni has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) AMPmni will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.