



2 Laurelgrove Crescent, Ballymaconaghy Road, Belfast, BT8 6ZG

Asking Price £209,950

Situated off the Ballymaconaghy Road, this semi detached home offers convenience to the Four Winds, with its local shops, restaurants and transport links to most parts of the City, as well as leading schools both primary and post primary. Internally the property comprises spacious lounge with a feature hole in the wall fireplace with a coal effect gas fire, and a modern fitted kitchen / dining / living area to the rear. Upstairs there are three bedrooms, master with modern en-suite shower room, built in robes in all of the bedrooms and a white bathroom suite. The property also benefits from an oil heating system, double glazed windows, off street parking and enclosed patio/ garden area to the rear that captures the afternoon sun. An excellent first time purchase with little to do but add furniture.

- Semi detached home
- Master bedroom with en-suite shower room
- Kitchen open to family dining area
- Oil fired central heating
- Driveway to the side with off street parking
- Three bedrooms
- Bright and spacious lounge
- 1st floor white bathroom suite
- Double glazed windows
- Low maintenance gardens to the front and rear.

Energy Efficiency Rating		Current	Potential
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
Northern Ireland			
		EU Directive 2002/91/EC	

The accommodation comprises

Hardwood and glass panelled front door leading to the entrance porch.

Entrance porch

Glass panelled inner door leading to the lounge.

Lounge 16'2 x 14'8 (4.93m x 4.47m)



Feature hole in the wall fireplace with raised tiled hearth, housing a coal effect gas fire. Wood flooring, under stairs cloaks.

Kitchen / dining / living 16'9 x 14'9 (5.11m x 4.50m)



At widest points.

Range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, part tiled walls, 4 ring gas hob and under oven, extractor fan, plumbed for washing machine, plumbed for dishwasher, fridge freezer space, part tiled walls, wood flooring, open to dining / living area.

Dining area



1st floor

Landing, hot press, access to the roof space.

Bedroom 11'6 x 9'7 (3.51m x 2.92m)



At the widest points.

Wall to wall sliding robes. wood flooring.

En-suite 9'9 x 3'6 (2.97m x 1.07m)



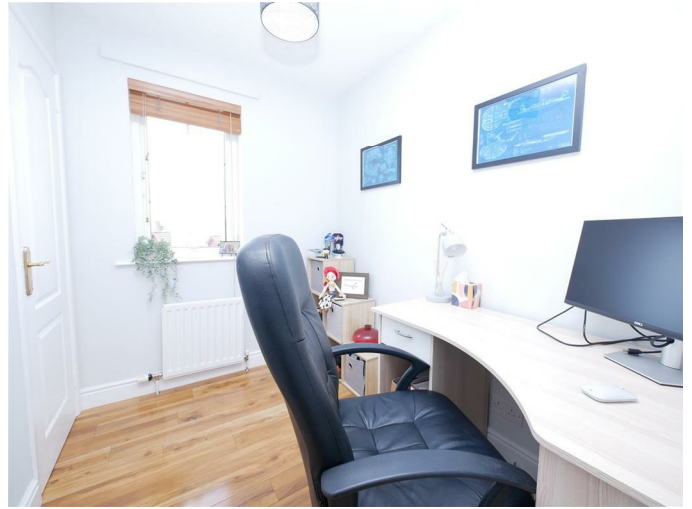
Comprising corner shower cubicle with thermostatically controlled shower, low flush w/c, pedestal wash hand basin, extractor fan.

Bedroom 2 10'3 x 8'6 (3.12m x 2.59m)



At the widest points.
Built in storage. Wood flooring.

Bedroom 3 10'6 x 6'1 (3.20m x 1.85m)



Built in storage. Wood flooring.

Bathroom 6'6 x 5'8 (1.98m x 1.73m)



White suite comprising panelled bath, mixer taps, telephone hand shower, low flush w/c, pedestal wash hand basin, extractor fan, part tiled walls.

Outside

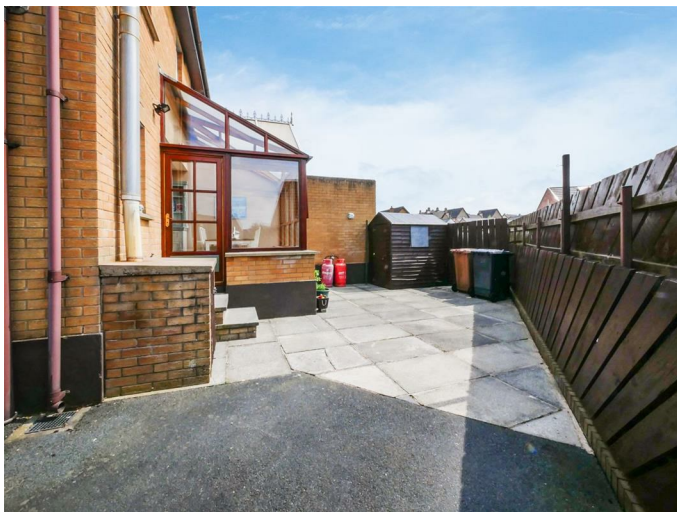


Driveway to the side with off street parking.

Front gardens

Gardens to the front in loose stone with a range of plants, trees and shrubs.

Rear gardens

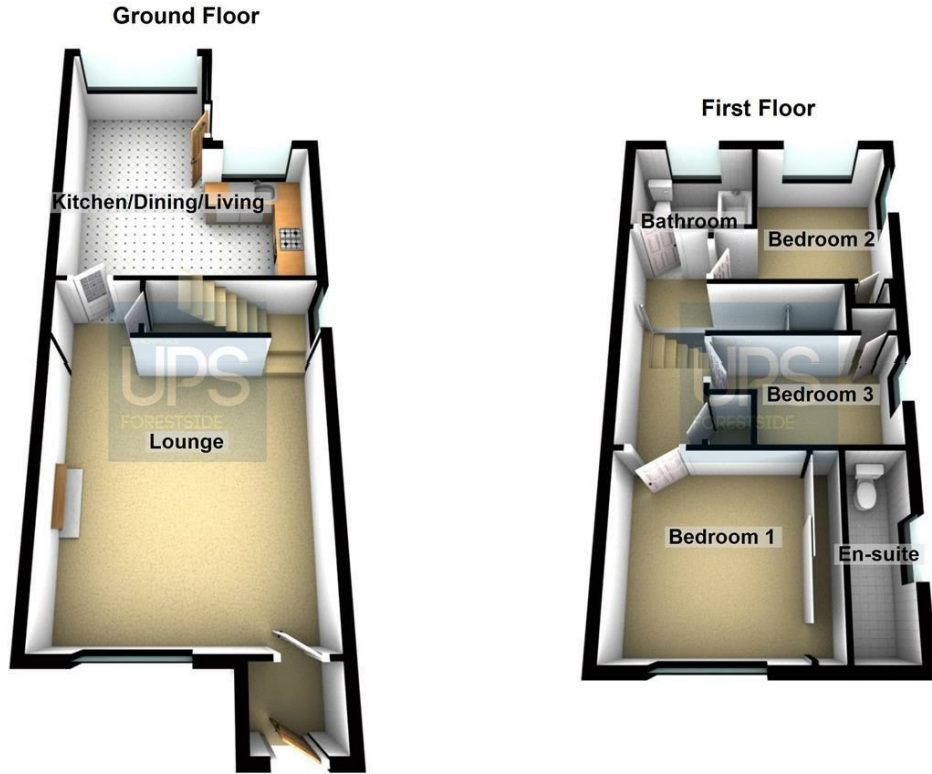


Paved low maintenance gardens to the rear, pvc oil tank, boiler house housing oil fired boiler, outside tap.

Rear elevation

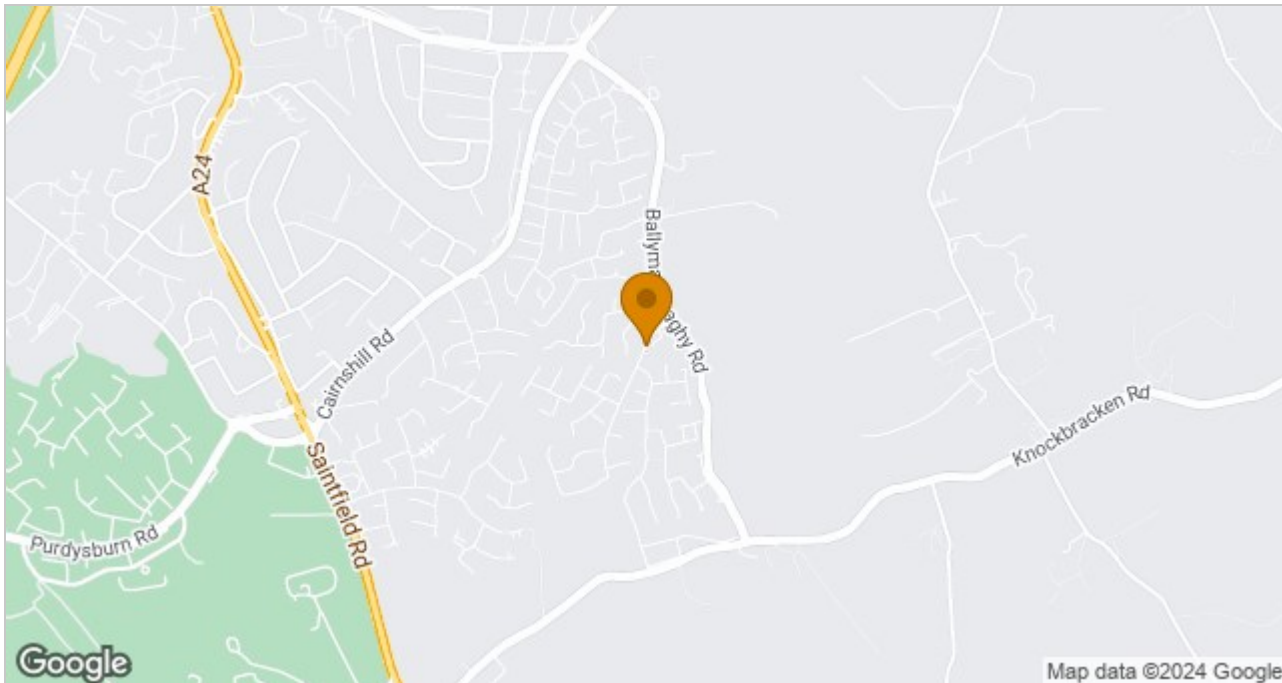


Floor Plan



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



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200

BALLYHACKAMORE
028 9047 1515

BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155

BANGOR
028 9127 1185

CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432

CAVEHILL
028 9072 9270

DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264

GLENGORMLEY
028 9083 3295

MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444

RENTAL DIVISION
028 9070 1000



John Thompson trading under licence as Ulster Property Sales (Downpatrick)
©Ulster Property Sales is a Registered Trademark