



7 Pennington Park, Saintfield Road, Belfast, BT8 6GJ

Asking Price £234,950

Pennington Park has consistently been one of the most popular residential locations within the Four Winds / Saintfield Road area, with its convenience to transport links to and from the City centre, to include the Cairnshill Park & Ride, leading schools both primary and post primary as well as being only a few minutes drive from Forestside Shopping Centre. Internally, this home comprises of a spacious lounge, kitchen / dining room open to sunroom, two double bedrooms and a white shower suite. Outside this home benefits from spacious gardens laid in lawn to the front and back, and driveway with ample off street parking leading to a detached garage to the rear.

To complete the package the property comes with gas fired central heating and double glazing as standard. With bungalows in the area continuing to be in scarce supply, we anticipate there to be a great level of interest in this beautiful home that is sitting ready and waiting for its new to just add their own personal touches!

- Beautifully Presented Detached Bungalow
- Modern Fitted Kitchen / Dining open to Sunroom
- White Shower Suite
- Tarmac Driveway leading to a Detached Garage
- Large Gardens to Rear Laid-in Lawns and Patio
- Two Double Bedrooms
- Spacious Lounge with Sandstone Fireplace
- Gas Heating / Double Glazed
- Driveway to Front and side with Ample Off Street Parking
- Chain Free Sale in a highly sought after location

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC

Entrance Hall 13'10" x 7'4" (4.23m x 2.26m)

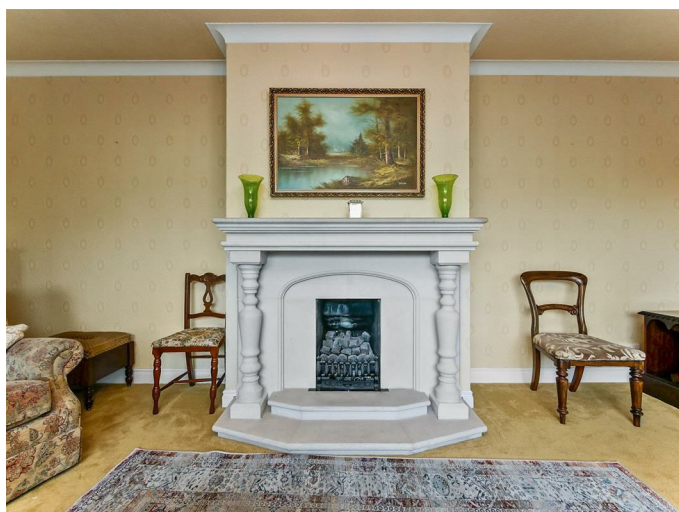


Open entrance porch. Pvc front door with glazed side panels to entrance hall with wooden effect laminate flooring. Access to roof-space.

Lounge 17'7" x 11'10" (5.37m x 3.62m)



Spacious lounge. Sandstone fire-place with matching inset and hearth.





Kitchen / Dining 17'7" x 9'4" (5.37m x 2.86m)



Modern fitted 'shaker' style kitchen with a range of high and low level units complete with granite worktops, stainless steel sink with mixer taps, Integrated fridge and dishwasher. eye level oven and grill, 4 ring ceramic hob. Part tiled walls and wooden effect laminate flooring.





Sunroom 13'1" x 10'3" (3.99m x 3.13m)



Double glazed upvc sunroom with wooden effect vinyl flooring. Glazed French patio doors opens onto rear garden with patio area. Complete with light and power.



Bedroom 1 14'2" x 10'9" (4.33m x 3.29m)



Spacious double bedroom with triple full length mirrored sliding robes.

Bedroom 2 10'11" x 10'7" (3.35m x 3.25m)



Double bedroom. Built-in storage cupboard housing 'Worcester' gas combi boiler.



White Shower Suite 8'3" x 5'10" (2.53m x 1.79m)



White shower suite comprising of large walk-in shower cubicle with glass partition and shower unit. Wall panelling, low flush w.c , wash hand basin with storage below. White tiled walls and flooring. Access to airing cupboard. Recessed spotlights.

Shower Suite



Detached Garage 18'2 x 11'3 (5.54m x 3.43m)

Light and power.

Outside Front

Tarmac driveway to the front and side with ample parking. Off street parking leading to detached garage.

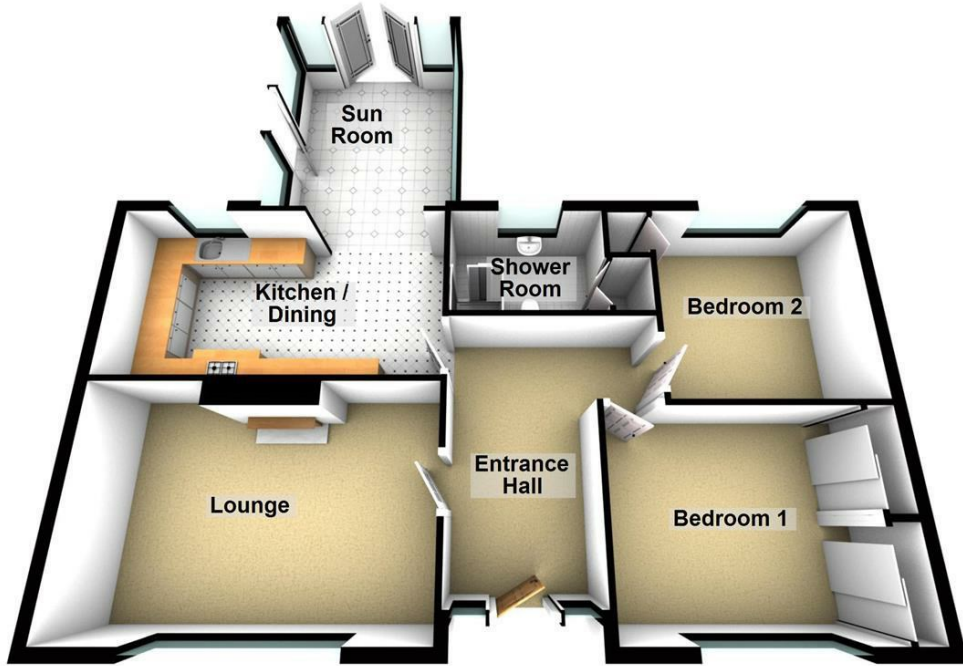
Enclosed Rear Garden



Spacious rear garden, laid in lawn, flagged patio area. Bordered by timber fencing and mature hedging.

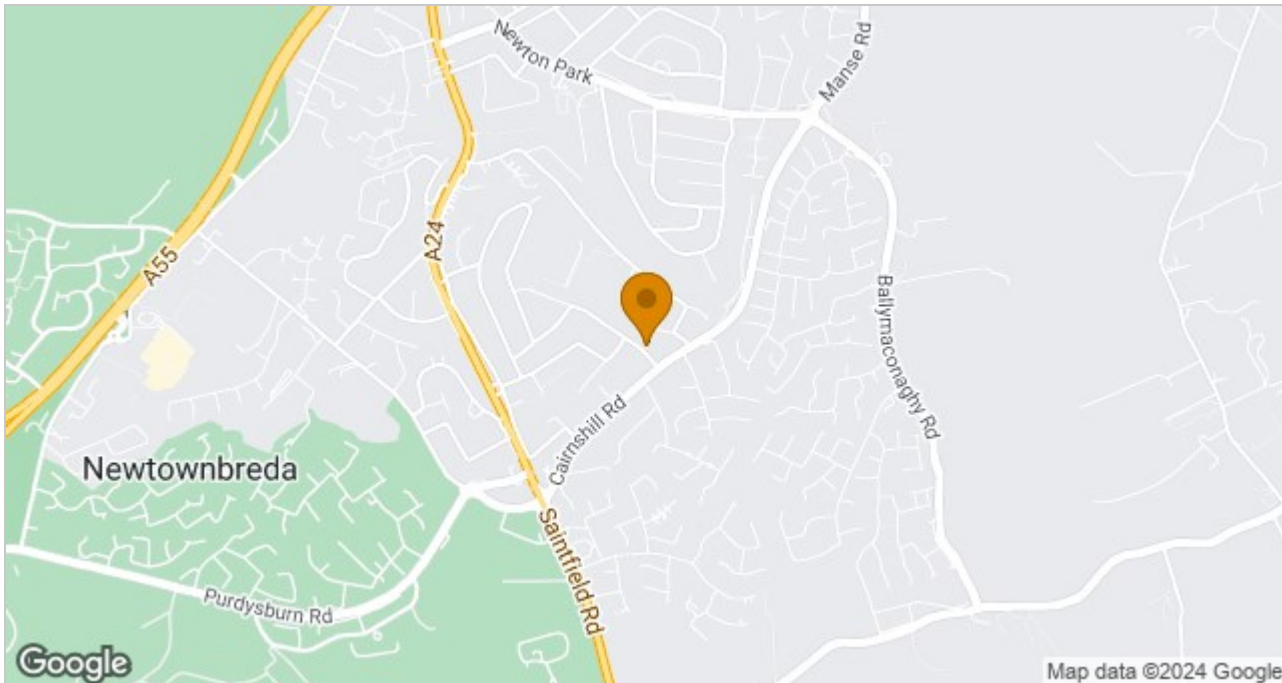
Floor Plan

Ground Floor



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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