



## 15 Purdysburn Village, Ballycoan Road, Belfast, BT8 8LJ

**Asking Price £149,950**

Situated just off the Ballycoan Road, this cottage style semi detached home benefits from being in a semi rural location, but at the same time only a short drive from the outer ring, many shopping facilities, as well as convenient access into Belfast, Lisburn and beyond. Located in a cul de sac position, this home has been well maintained throughout and is also set on a generous site with ample off street parking and garden areas to the side and rear that enjoys a pleasant aspect. The accommodation in brief comprises 1 bedroom, a spacious lounge with a feature multi fuel burner. a modern shower suite and a kitchen with a casual dining area. This property could also have the possibility of a roof space conversion (subject to relevant planning) to potentially add an additional bedroom. This property is also finished with oil fired central heating and double glazed windows. The setting of this home is something that you really have to see for yourself to fully appreciate all that is has to offer!

- Semi detached bungalow
- Spacious lounge
- Modern shower suite
- Double glazed windows
- Gardens to the side and to the rear with a pleasant aspect
- One good size bedroom
- Kitchen / dining area
- Oil fired central heating
- Off street parking / Cul de sac position
- Potential further development in the roof space ( Subject to relevant permissions)

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

### The accommodation comprises

Pvc double glazed front door leading to the entrance porch.

### Entrance porch

Tiled floor, inner door to the lounge.

### Lounge 14'6 x 11'8 (4.42m x 3.56m)



Laminate flooring, multi fuel burner.

### Additional lounge image



### Kitchen / dining 15'6 x 7'7 (4.72m x 2.31m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, part tiled walls, extractor canopy, cooker space, fridge space, plumbed for dishwasher, recessed spotlights, part tiled walls, tiled floor, open to casual dining area.

### Casual dining area



### Rear hallway

2 x built in storage, roof space access.

### Roof space

Accessed via a slingsby ladder approach, part floored, conversion potential subject to relevant permissions.

### Bedroom 1 10'5 x 10'5 (3.18m x 3.18m)



Laminate flooring.

### Shower room 7'6 x 7'3 (2.29m x 2.21m)



Comprising corner shower cubicle with Mira Sport shower, low flush w/c, pedestal wash hand basin, pvc panelled walls & ceiling, recessed spotlights, wall mounted radiator, laminate flooring.

### Outside



Ample off street parking to the front.

### Side gardens



Low maintenance garden areas to the side with loose stone areas.

### Rear gardens



Flagged patio to the rear, pvc oil tank. Feature railway sleepers, pleasant aspect to the rear.

### Additional rear garden image



### Large covered sun room 21'1 x 9'6 (6.43m x 2.90m)

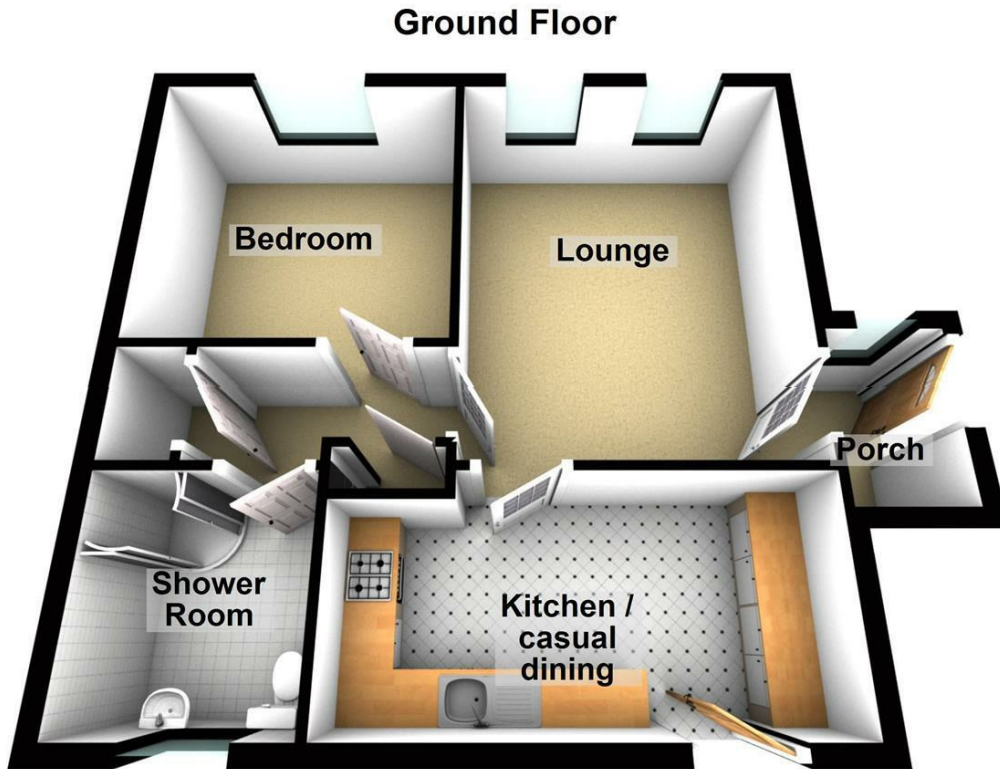


Plumbed for washing machine, light and power

### Rear aspect

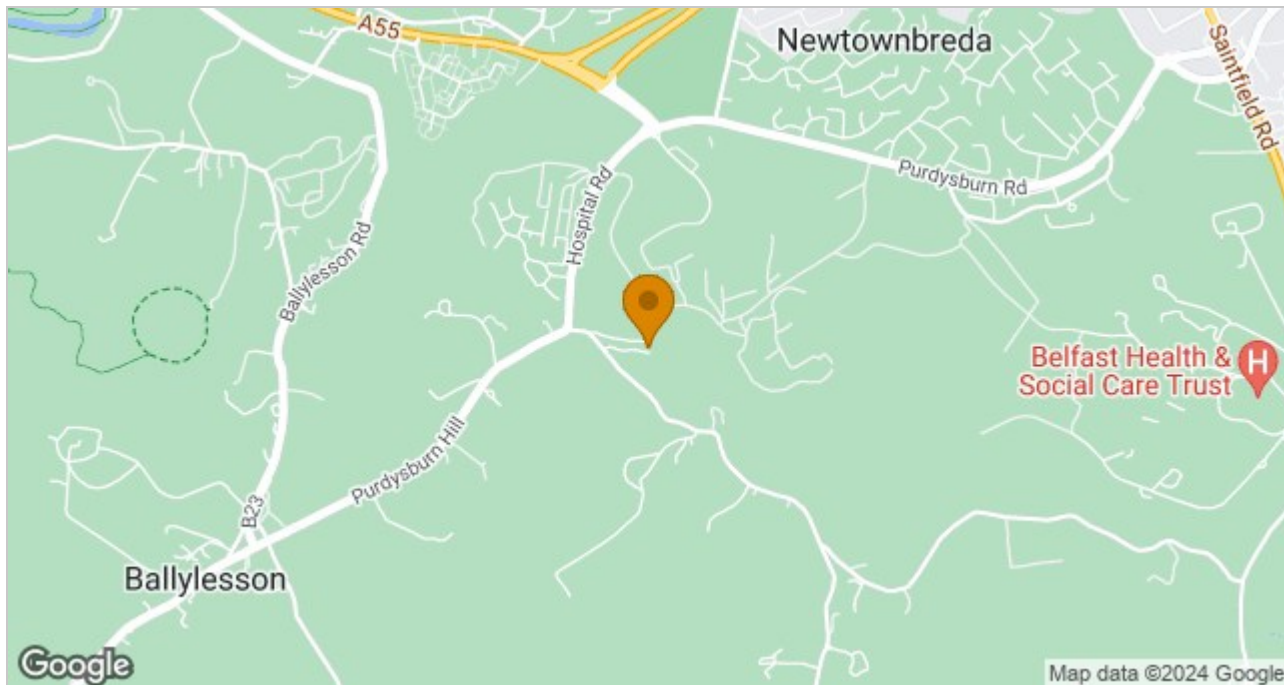


## Floor Plan



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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