



5 Windermere Park, Ballymaconaghy Road, Belfast, BT8 6QZ

Asking Price £240,000

Situated in a cul de sac, off the Ballymaconaghy Road in the Four Winds, Windermere Park is a popular residential location with first time buyers and those with young and growing families as it's close to the convenience shops off Newton Park, has great transport links close by and is within walking distance to leading primary and post primary schools. Internal accommodation comprises, on the ground floor, spacious lounge to the front, separate dining room, downstairs w/c, and modern fitted kitchen open to the extended family room. On the first floor there are 3 bedrooms, this home is originally a 4 bedroom home and could easily be reinstated back to its original layout. The master bedroom offers en-suite shower facilities and there is a 1st floor bathroom suite. In addition the property benefits from an oil heating system, double glazing and has been well maintained throughout. Outside there is a tarmac driveway with ample parking for 3 cars that leads to an attached and integral garage. There is also a well maintained garden to the front and enclosed rear garden with a flagged patio area.

- Linked & extended detached home
- En-suite to master bedroom
- Modern fitted kitchen
- 1st floor bathroom suite
- Double glazed windows
- 3 bedrooms (Originally a 4th bedroom and easily reinstated)
- 3 Reception rooms
- Ground floor w/c
- Oil heating/Solar panel for hot water
- Attached integral garage

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		54	63
(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 hall.

Entrance hall



Laminate flooring. cloaks under stairs.

Ground floor w/c 5'1 x 3'3 (1.55m x 0.99m)



Comprising low flush w/c, wash hand basin with storage below.

Lounge 15'8 x 11'5 (4.78m x 3.48m)



Feature fireplace with raised hearth. Double doors to the dining room.

Dining room 10'2 x 9'7 (3.10m x 2.92m)



Modern kitchen 12'7 x 8'0 (3.84m x 2.44m)



Range of high and low level units, single drainer 1 1/4 bowl sink unit with mixer taps, formica work surfaces, 4 ring gas hob and

double oven, plumbed for dishwasher, fridge freezer space, tile effect laminate flooring. Access to extended family room.

Extended family room 17'1 x 9'7 (5.21m x 2.92m)



Solid wood flooring, access to the rear gardens and also to the attached integral garage.

1st floor

Landing, hot press, access to the roof space.

Bedroom 1 19'3 x 11'2 (5.87m x 3.40m)



At the widest points. Bedroom 1 also incorporates the original 4th bedroom that could easily be reinstated with a stud wall divide.

En-suite 7'7 x 4'1 (2.31m x 1.24m)



Comprising corner shower cubicle with thermostatically controlled shower, low flush w/c, wash hand basin with storage below, recessed spotlights, extractor fan.

Bedroom 2 9'9 x 9'8 (2.97m x 2.95m)



Laminate flooring.

Bedroom 3 9'3 x 6'8 (2.82m x 2.03m)



Laminate flooring.

Bathroom 6'4 x 5'8 (1.93m x 1.73m)



Ivory suite comprising panelled bath, mixer taps with shower above the bath, low flush w/c, wash hand basin, chrome towel radiator, recessed spotlights.

Outside

Off street parking for 2-3 cars that leads to the attached integral garage.

Integral garage 15'2 x 10'3 (4.62m x 3.12m)

Electric roller door, light and power, sink unit, storage cupboards. Oil fired boiler. Plumbed for washing machine.

Front gardens

Well maintained and neat front gardens laid in lawn, range of plants and shrubs.

Rear gardens



Enclosed gardens to the rear laid in lawn with additional flagged patio areas. Range of plants, trees and shrubs. Pvc oil tank.

Additional garden image



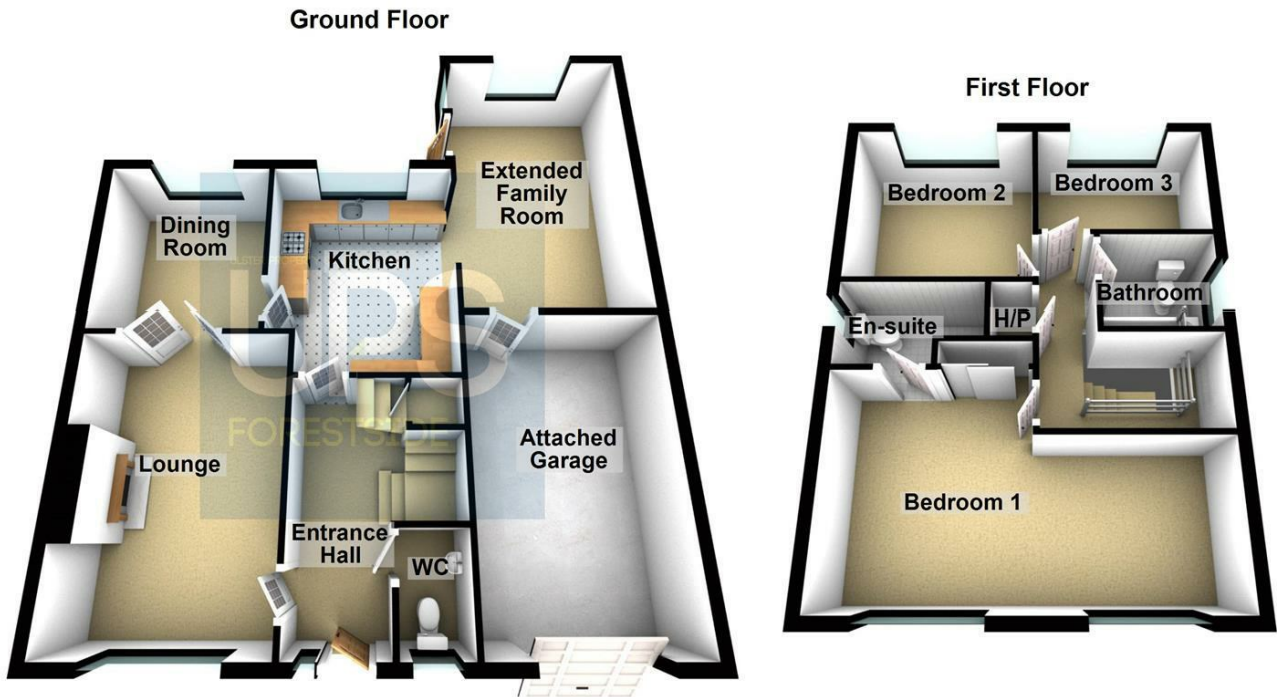
Rear elevation



Note

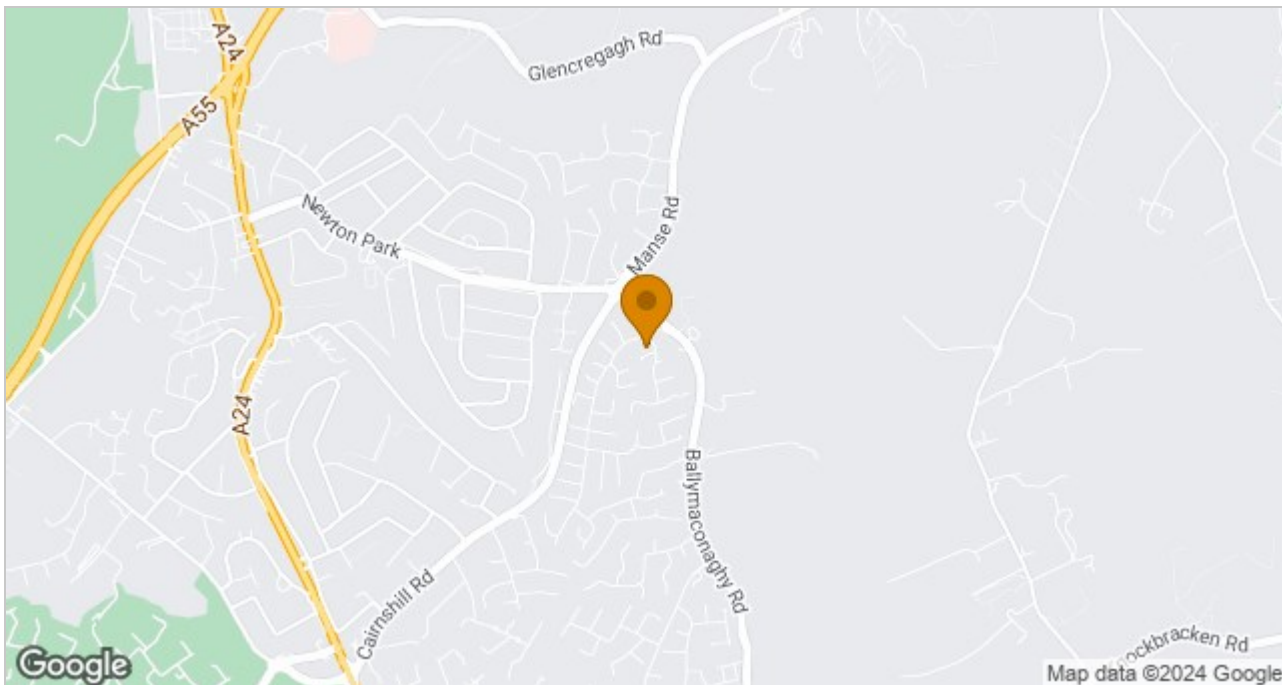
Please note the property has a small solar panel on the front roof.

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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