



## 5 Alderwood Close, Purdysburn Road, Belfast, BT8 6YZ

**Asking Price £209,950**

Located in a small cul de sac, we are pleased to offer this spacious semi detached property for sale. The accommodation at present comprises a spacious lounge with dining area, a large fitted kitchen with integrated appliances that opens to the family dining area. There are 3 well proportioned bedrooms, 1 on the ground floor and 2 on the 1st floor. The ground floor also offers a wet room and on the 1st floor landing there is a large study landing area. The property also has the added bonus of good outside space, with lawn gardens to the front, and also to the side and to the rear. There is also ample off street parking for 3+ cars. A chain free home sure to impress, we would encourage an early viewing.

- Semi detached home
- Spacious lounge / dining area
- Ground floor wet room
- Gas central heating
- Driveway with ample off street parking
- Three bedrooms ( 2 on the 1st floor, 1 on the ground floor)
- Kitchen with family dining area
- 1st floor study landing
- Double glazed windows
- Gardens to the front, side and rear

| Energy Efficiency Rating |   | Current | Potential |
|--------------------------|---|---------|-----------|
| (92-100) A               | Very energy efficient - lower running costs |         |           |
| (81-91) B                |   |         |           |
| (69-80) C                |   | 70      | 70        |
| (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 hall.

### Entrance hall

### Lounge / dining 19'6 x 14'2 (5.94m x 4.32m)



At widest points. Bay window, feature marble fireplace with raised hearth housing an open fire.

### Additional lounge image



### Kitchen / dining 16'9 x 10'3 (5.11m x 3.12m)

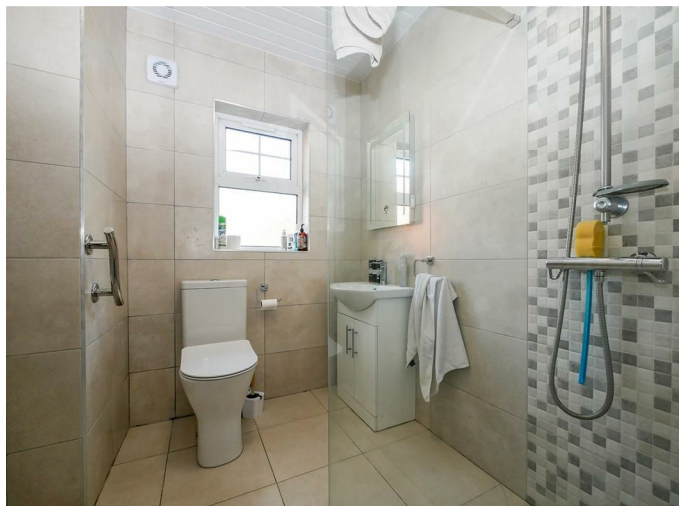


Full range of high and low level units, single drainer sink unit with mixer taps, formica work surfaces, 4 ring hob and double oven, extractor fan, integrated washing machine & dishwasher. Integrated fridge freezer. Open to the dining area.

### Dining area



### Wet room 7'8 x 5'8 (2.34m x 1.73m)



Comprising walk in shower with chrome thermostatically controlled shower, low flush w/c, wash hand basin with storage below, fully tiled walls, pvc panelled ceiling, tiled floor, extractor fan, chrome towel radiator.

### Bedroom 1 11'3 x 9'7 (3.43m x 2.92m)



Built in robe.

### 1st floor



Study landing area, roof window. Storage with gas boiler.

### Bedroom 2 19'6 x 8'2 (5.94m x 2.49m)



Roof and gable window.

### Bedroom 3 10'8 x 7'1 (3.25m x 2.16m)



### Outside

Off street parking with ample parking for 3+ cars.

### Front gardens

Gardens to the front laid in lawn.

### Rear gardens



Laid in lawn with side gate access to the driveway.

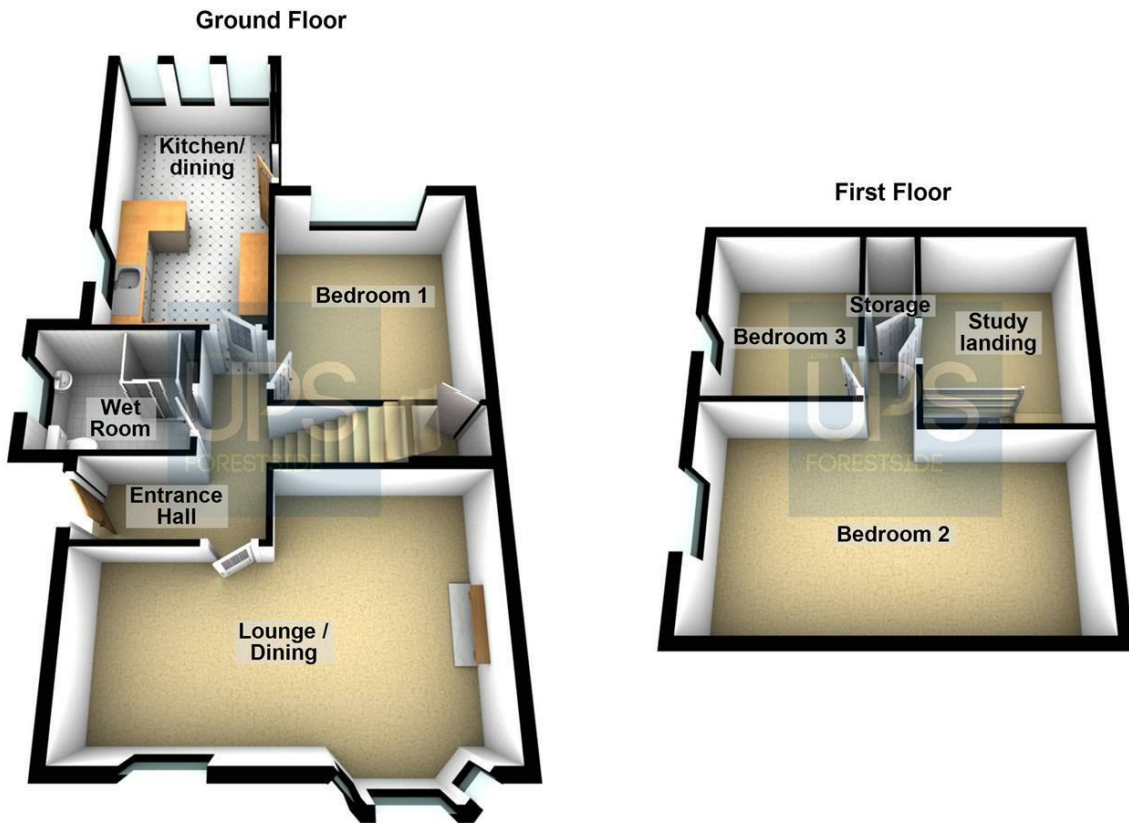
Garden to the rear and side laid in lawn with a range of plants, trees and shrubs. Outside tap.

### Rear elevation



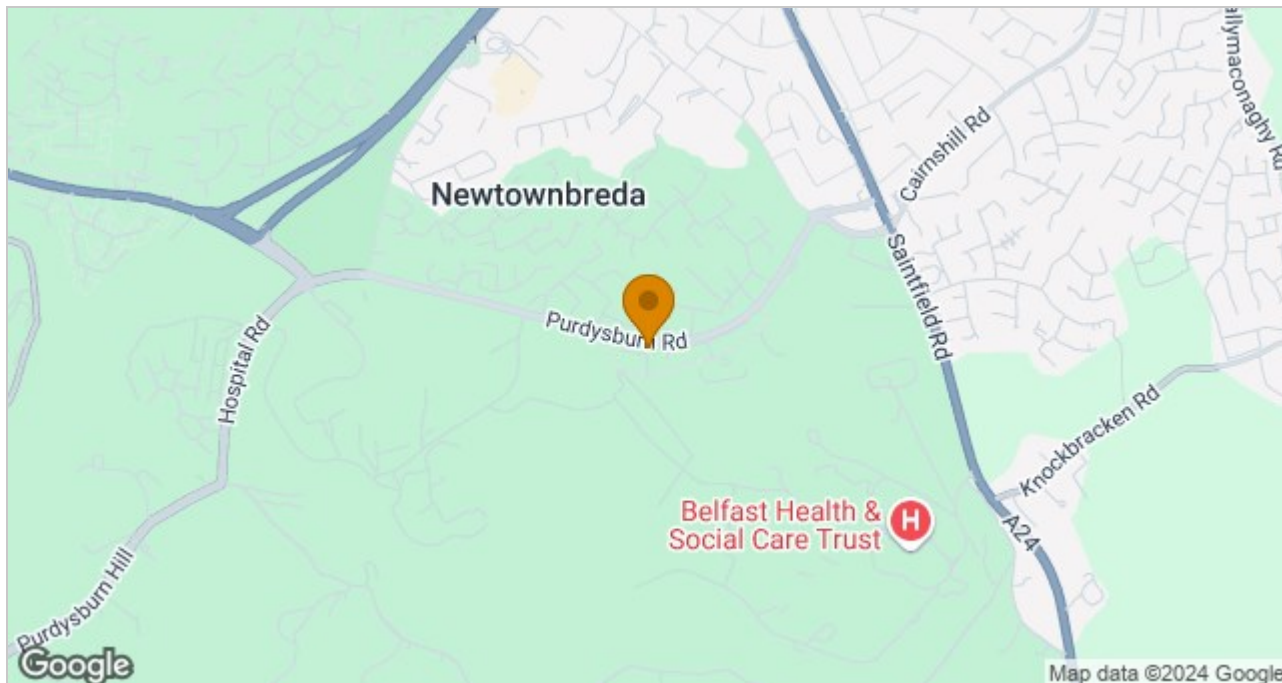
### Side gardens

## 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.

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