



7 Ballylenaghan Heights, Saintfield Road, Belfast, BT8 6WH

Asking Price £235,000

We are delighted to market this attractive red brick semi detached home situated within the popular Primrose Hill development just off the Saintfield Road close to all amenities, leading schools and main arterial routes into and out of Belfast. Internally this home offers well proportioned accommodation comprising three bedrooms, master with en suite shower, 2 separate reception rooms, downstairs w/c, a modern fitted kitchen/dining and white bathroom suite on first floor. In addition to the gas central heating system and double glazing this property also benefits from a good level of internal presentation and finish, leaving any potential purchaser with little to do but add furniture. Also located within a cul de sac setting it enjoys off street car parking for 2-3 cars and offers gardens to both the front and enclosed rear that enjoys a southerly aspect. We would certainly have no hesitation in recommending this chain free home for an internal inspection.

- Spacious semi detached home
- Master with en-suite shower suite
- Kitchen open to dining area
- 1st floor bathroom
- Double glazed windows
- Three good size bedrooms
- 2 separate reception rooms
- Ground floor w/c
- Gas central heating
- Off street parking

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C		75	75
(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

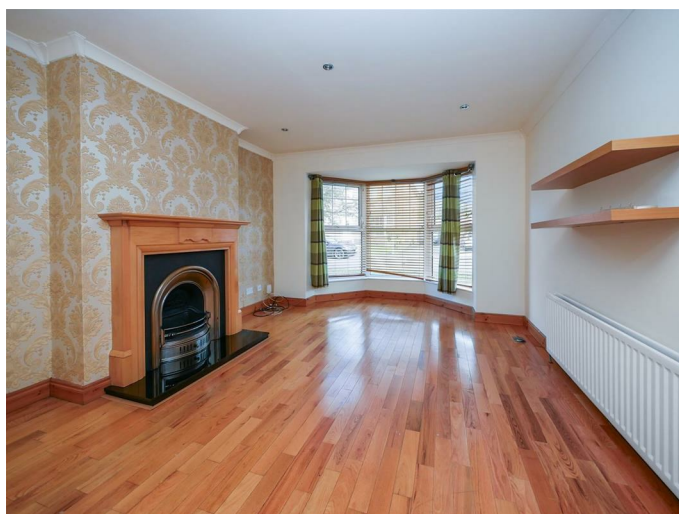
Tiled floor.

Cloaks 4'8 x 4'5 (1.42m x 1.35m)



Ground floor w/c comprising low flush w/c, wash hand basin, fully tiled walls, tiled floor, chrome towel radiator.

Lounge 17'5 x 11'7 (5.31m x 3.53m)



To the bay window, Solid wood flooring, recessed spotlights, feature cast iron fireplace with marble hearth.

Dining room 10'5 x 9'6 (3.18m x 2.90m)



Solid wood flooring, built in storage.

Kitchen / dining area 16'3 x 10'1 (4.95m x 3.07m)



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

Dining area



Tiled floor, double glazed door to the rear gardens.

1st floor

Landing, storage with the gas boiler, access to the roof space.

Bedroom 1 12'7 x 9'7 (3.84m x 2.92m)



Built in robes.

En-suite 6'3 x 4'3 (1.91m x 1.30m)



Comprising corner shower cubicle with thermostatically controlled shower, low flush w/c, wash hand basin with fully tiled walls, extractor fan, tiled floor, chrome towel radiator.

Bedroom 2 11'7 x 10'3 (3.53m x 3.12m)



Bedroom 3 10'7 x 9'5 (3.23m x 2.87m)



Bathroom 8'6 x 7'6 (2.59m x 2.29m)



White suite comprising panelled bath, mixer taps, telephone hand shower, Triton electric shower above the bath, low flush w/c, wash hand basin with storage below, part tiled walls,, extractor fan, tiled floor, recessed spotlights.

Outside

Driveway with off street parking for 2-3 cars.

Front gardens

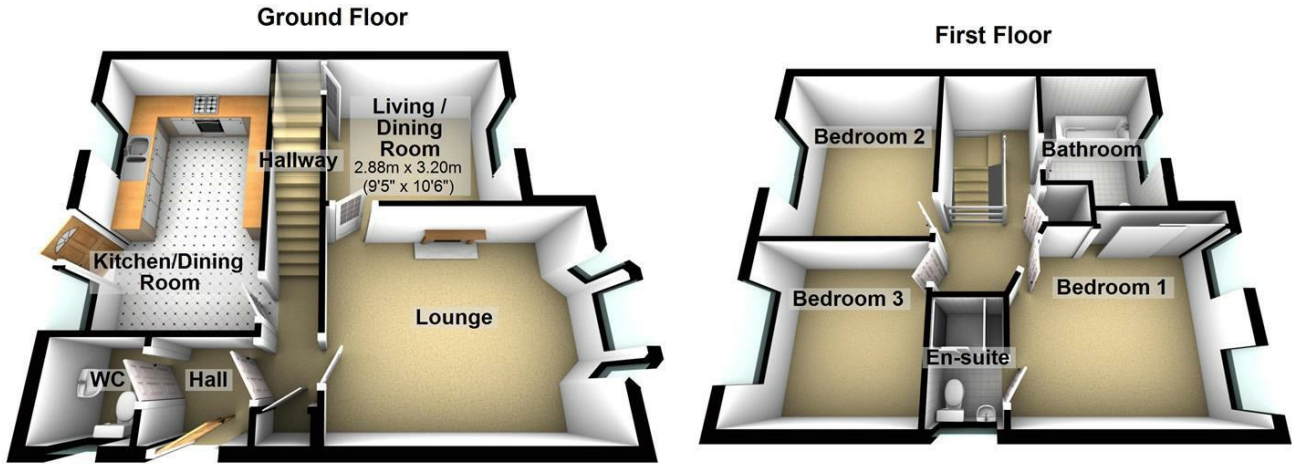
Gardens to the front laid in lawn.

Rear gardens



Enclosed south facing rear gardens with low maintenance flagged patio areas, outside tap, large garden shed.

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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