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45 Laurelgrove Dale
Ballymaconaghy Road, Belfast
BT8 6ZE
Offers Over £339,950

45 LAURELGROVE DALE, BT8 6ZE

- Detached Family Home in a Popular Modern Cul de Sac Development
- Generous Living Room with Feature Fireplace / Separate Dining Room
- Luxury Fitted Kitchen with Dining Area / Utility Room
- 4 Bedrooms
- Adaptable Accommodation with Potential for 5 Bedrooms or 3 Bedrooms with an Additional Reception Room
- Family Bathroom & Additional 1st Floor Shower Room
- Gas Fired Central Heating / Double Glazed Windows / Exceptionally Well Presented Throughout
- Driveway Parking for 2 Cars (EV Charging Point)
- Enclosed and Private Rear Garden with Sheltered Sitting Area
- Convenient to many Amenities including Forestside Shopping Complex and Leading Schools

This attractive, modern detached family home is ideally located in a prime, cul de sac location within this popular development just off Ballymaconaghy Road.

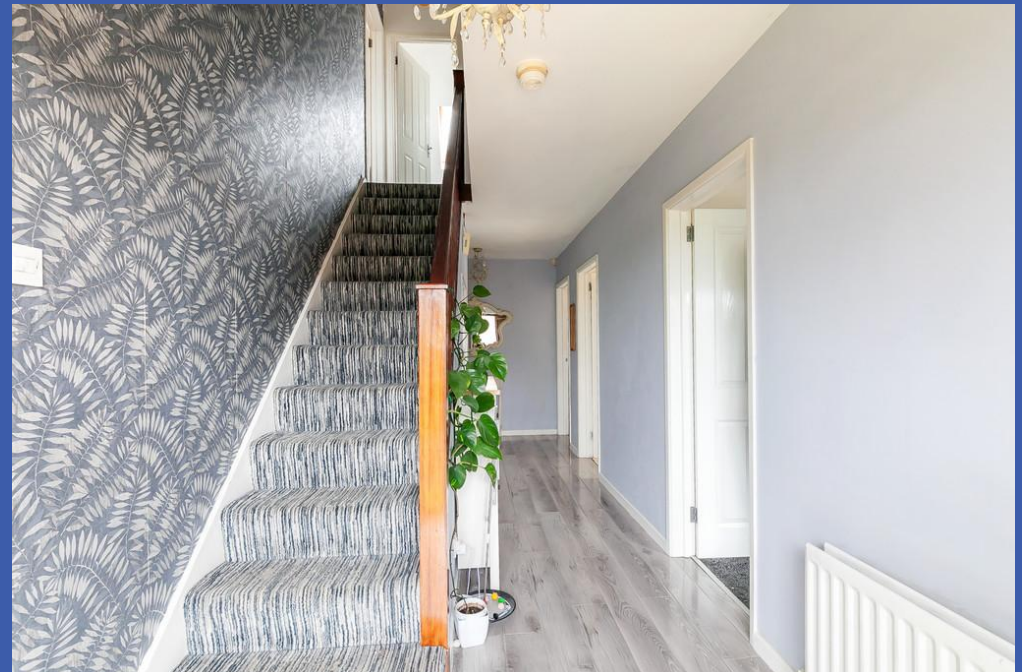
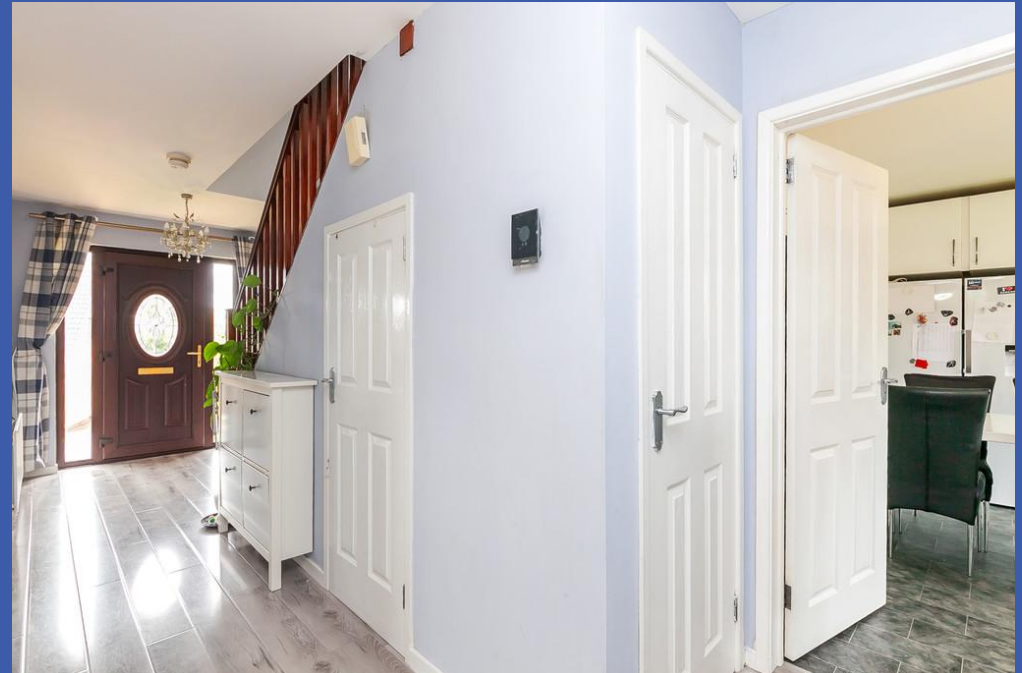
The property is extremely well presented by the current owners offering bright and spacious accommodation. Internally the accommodation briefly comprises an entrance hall leading to a generous living room and a separate dining room. In addition, there is a superb modern kitchen with breakfast area, a separate utility room, a family bathroom and a bedroom on the ground floor.

On the first floor there are three bedrooms and a shower room. In addition, the property benefits from double glazed windows and gas fired central heating.

The adaptable accommodation could also be changed to offer up to five bedrooms or alternatively additional reception rooms.

Externally there is driveway parking for two cars along with front and private rear gardens in lawns.

Set in a convenient location, close to Belfast City Centre and convenient to a range of amenities including Forestside Shopping Complex, Tesco's, leading schools and public transport, this property can only be fully appreciated on internal inspection.







PROPERTY COMPRISES

Mahogany effect uPVC double glazed front door with double glazed side windows to entrance hall.

ENTRANCE HALL Laminate wood effect flooring, under stairs storage and additional storage cupboard.

LIVING ROOM 16' 4" x 11' 9" (4.98m x 3.58m) Attractive limestone fireplace.

DINING ROOM 11' 11" x 10' 11" (3.63m x 3.33m) Mahogany effect uPVC double glazed patio doors to rear.

KITCHEN WITH BREAKFAST AREA 12' 8" x 11' 10" (3.86m x 3.61m) Range of high and low level units, work surfaces, stainless steel sink unit with mixer tap, 4 ring hob with electric oven under and extractor fan over, space for fridge freezer, plumbed for dishwasher, part tiled walls.

UTILITY ROOM 7' 2" x 6' 10" (2.18m x 2.08m) Range of units, work surfaces, 3 ring gas hob, extractor fan, plumbed for washing machine, access to rear.

BEDROOM 11' 10" x 9' 10" (3.61m x 3m) (potential additional Reception Room)

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, half pedestal wash hand basin, low flush WC, part tiled walls, tiled floor, chrome heated towel rail, fully tiled shower cubicle with Triton electric shower and extractor fan.





FIRST FLOOR LANDING Access to roof space and built in storage.

BEDROOM 21' 4" x 11' 10" (6.5m x 3.61m) Velux window, connecting door to shower room as Ensuite.

BEDROOM 11' 10" x 9' 11" (3.61m x 3.02m) Storage in eaves.

BEDROOM 11' 10" x 10' 0" (3.61m x 3.05m)

SHOWER ROOM White suite comprising vanity unit with storage, low flush WC, panelled shower cubicle with rainwater shower, chrome heated towel rail, part tiled walls, tiled floor, Velux window.

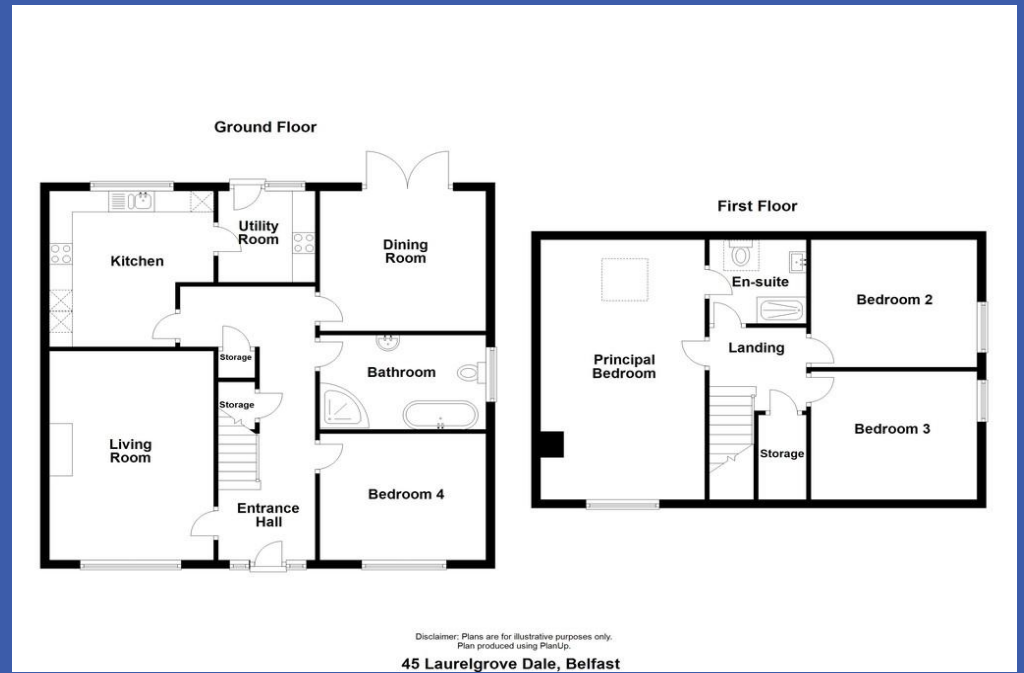
OUTSIDE Quiet end of cul de sac location, front and side gardens in lawns, paved path and steps to front door. Generous rear garden in lawns with flowerbeds, boundary fence and sheltered paved sitting areas and BBQ area. Driveway with parking for 2 cars, EV charging point.

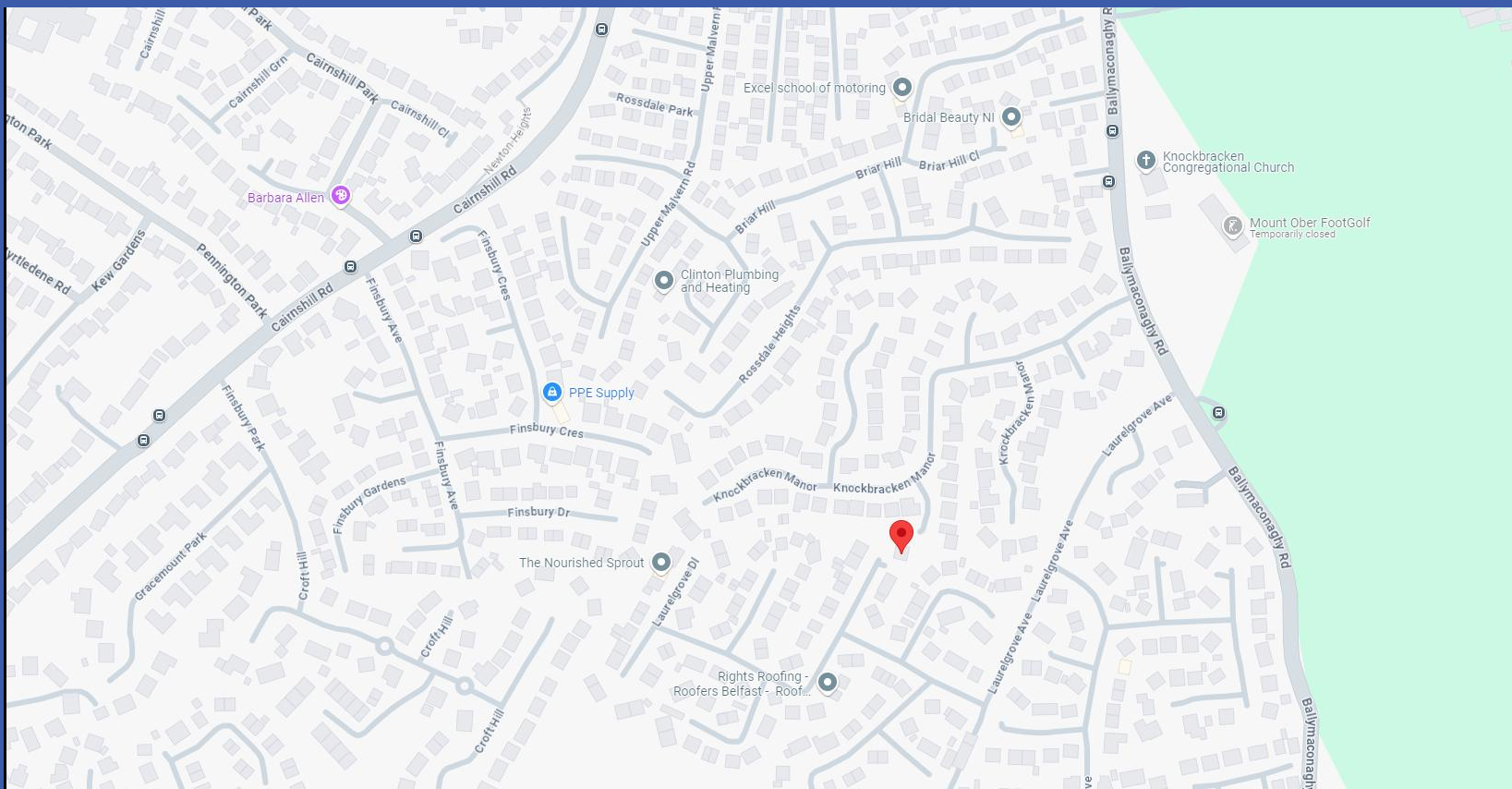












Directions:

From Ballymaconaghy Road turn in to Laurelgrove Avenue and continue in to Laurelgrove Dale

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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