

## 24 Leggagh Court , Belfast, BT14 8AY

**Offers In The Region Of  
£115,000**

Unique Opportunity To Purchase A Modern Constructed Semi Detached Bungalow Holding A Walled Corner Site

A fabulous modern constructed semi detached bungalow holding a superb corner site within a court yard setting in this ever popular and sought after location. The spacious interior comprises 2 bedrooms, spacious lounge, superb fitted kitchen with dining area and classic white bathroom suite. The dwelling further offers upvc double glazed windows and exterior doors, newly installed gas central heating, pvc rain water goods and has been maintained to a high standard by the present owner.

A walled corner site with hard landscaped gardens front and rear in patio, stone chip and mature shrubs with off street carparking potential combines with low outgoings and a most convenient location make this an opportunity not to be missed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(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			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

# 24 Leggagh Court

, Belfast, BT14 8AY



- Modern Constructed Semi Detached Bungalow
- Bathroom In White Suite
- Walled Corner Site
- Low Outgoings
- 2 Bedrooms Spacious Lounge
- Upvc Double Glazed Windows
- Excellent Storage
- Spacious Fitted Kitchen
- Gas Central Heating
- Court Yard Setting

## Entrance Hall

Upvc double glazed entrance door, panelled radiator, cloaks, storage cupboard.

## Lounge

13'3" x 8'1" (4.04 x 2.47)

Attractive hard wood fireplace, marble inset, panelled radiator, wood laminate floor, wall light point.

## Kitchen

13'2" x 9'8" (4.02 x 2.97)

Bowl and a half single drainer stainless steel sink unit, extensive range of high and low level units, formica worktops, cooker space,

canopy extractor fan, fridge/freezer space, tall larder, plumbed for washing machine, partly tiled walls, ceramic tiled floor.

Dining Area: panelled radiator.

## Rear Lobby

Concealed gas boiler, upvc double glazed rear door.

## Landing

Airing cupboard.

## Bedroom

11'11" x 9'9" (3.64 x 2.98)

Wood laminate floor, panelled radiator.

## Bedroom

14'1" x 6'5" (4.31 x 1.97)

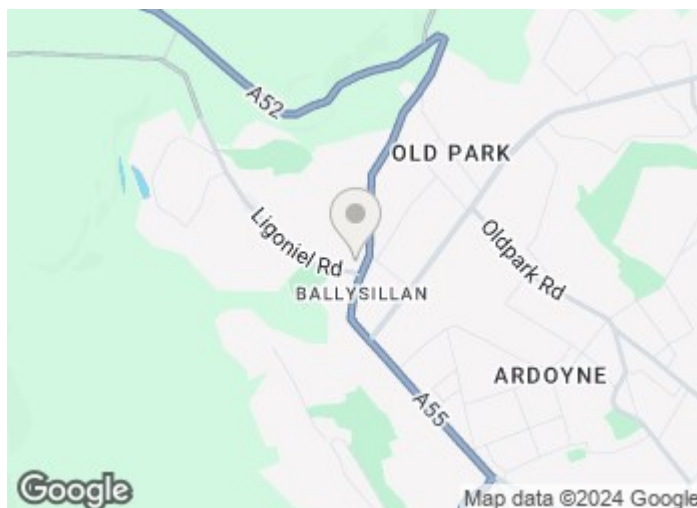
Panelled radiator.

## Bathroom

White suite comprising disabled shower, thermostatic control shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, chrome radiator.

## Outside

Walled gardens front and side and rear hard landscaped in patio and stone chip, outside light and tap garden store and shed.



## Directions



# Floor Plan

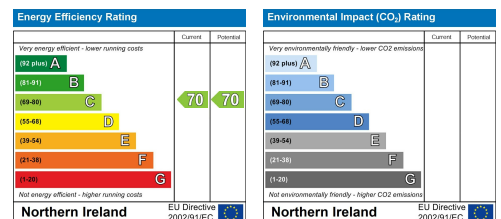
24, Leggagh Court, BELFAST, BT14 8AY



Total Area: 59.2 m<sup>2</sup> ... 637 ft<sup>2</sup>

All measurements are approximate and for display purposes only

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