



28 Leggagh Court  
Belfast, BT14 8AY

Offers over  
£109,950



Energy Efficiency Rating	Environmental Impact (CO2) Rating														
<table border="1"> <tr><td>Very Good (A)</td></tr> <tr><td>Good (B)</td></tr> <tr><td>Fair (C)</td></tr> <tr><td>Fairly Poor (D)</td></tr> <tr><td>Poor (E)</td></tr> <tr><td>Very Poor (F)</td></tr> <tr><td>Very Very Poor (G)</td></tr> </table>	Very Good (A)	Good (B)	Fair (C)	Fairly Poor (D)	Poor (E)	Very Poor (F)	Very Very Poor (G)	<table border="1"> <tr><td>Very Low</td></tr> <tr><td>Low</td></tr> <tr><td>Medium-Low</td></tr> <tr><td>Medium</td></tr> <tr><td>Medium-High</td></tr> <tr><td>High</td></tr> <tr><td>Very High</td></tr> </table>	Very Low	Low	Medium-Low	Medium	Medium-High	High	Very High
Very Good (A)															
Good (B)															
Fair (C)															
Fairly Poor (D)															
Poor (E)															
Very Poor (F)															
Very Very Poor (G)															
Very Low															
Low															
Medium-Low															
Medium															
Medium-High															
High															
Very High															



# 28 Leggagh Court

, Belfast, BT14 8AY

Offers over £109,950



An exceptionally well presented townhouse in an area of high demand which is sure to appeal to first-time buyers, growing families and investors alike.

Internally the dwelling comprises entrance hall, bright reception, modern fitted kitchen, back hall, white three piece bathroom suite and three bedrooms. Outside there is an enclosed garden to the front and a paved yard to the rear. The property further benefits from oil fired central heating and uPVC double glazing.

Leggagh Court is conveniently located close to many leading shops and amenities including Smart Dental Practice, Ballysillan Leisure Centre, Iceland and both the Boys and Girls Model. It also shares excellent bus links with Belfast City Centre.

Contact Rea Estates NOW for further details or to arrange an appointment to view.

## Ground Floor

### Entrance Hall

PVC front door with smoked glass inset, wood laminate flooring, panelled radiator, enclosed electricity meter, stairs leading to first floor

### Living Room 17'7" x 11'5" (5.37m x 3.48m)

Dual aspect windows allowing for plenty of natural light, wood laminate flooring, 2 double panelled radiators

### Kitchen 18'0" x 11'6" (5.51m x 3.53m)

Modern fitted kitchen with both high and low level units and contrasting worktops, sink and drainer with mixer tap, integrated oven and hob with extractor hood, plumbed for a washing machine, tiled flooring, double panelled radiator, ample dining space, enclosed storage cupboard

### Back Hall

Tiled flooring, access to rear yard

## First Floor

### Landing

Two enclosed storage cupboards one housing gas boiler, access to roof space

### Bathroom

Classic white bathroom suite including low flush WC, wall mounted wash hand basin and panelled bath with shower attachment overhead, tiled flooring and walls, double panelled radiator

### Bedroom 1 10'4" x 11'5" (3.16m x 3.49m)

Enclosed storage cupboard, wood laminate flooring, panelled radiator

### Bedroom 2 10'5" x 11'6" (3.19m x 3.53m)

Enclosed storage cupboard, wood laminate flooring, panelled radiator

### Bedroom 3 7'2" x 8'7" (2.19m x 2.64m)

Panelled radiator

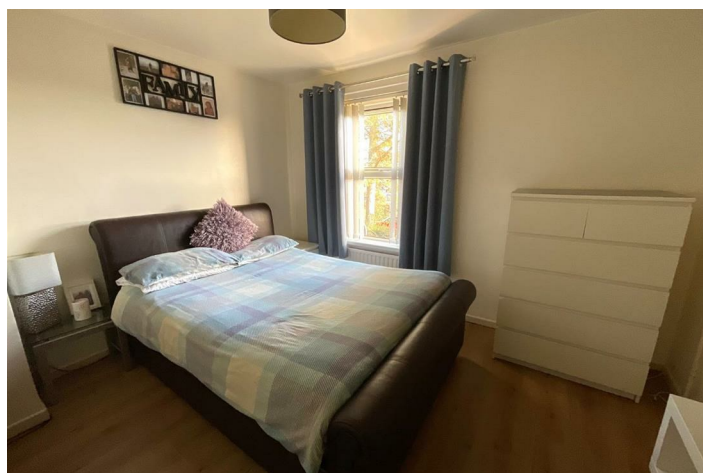
## Outside

## Front

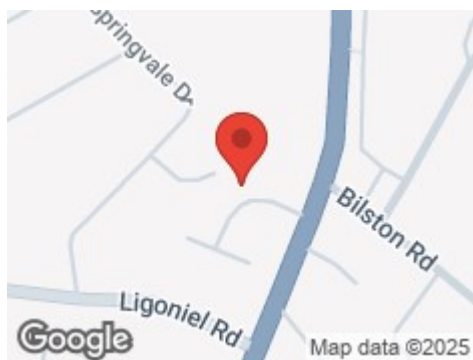
Enclosed garden to the side, parking space

## Rear

Fully paved and enclosed yard



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

### VIEWING STRICTLY BY APPOINTMENT WITH OUR OFFICE

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.