



## 53 Laurelgrove Dale, Off Ballymaconagh Road, Belfast, BT8 6ZE

**Asking Price £249,950**

Situated off the Ballymaconagh Road, this semi detached home offers convenience to the Four Winds, with its local shops, restaurants and transport links to most parts of the City, as well as leading schools both primary and post primary.

Internally the property comprises spacious lounge with cast iron fire place and modern fitted kitchen / dining / living area to the rear with doors out to patio and garden. Upstairs there are three bedrooms, master with extensive range of built-in bedroom furniture and modern en-suite, and contemporary white bathroom suite.

The property also benefits from a gas heating system, double glazed windows, off street parking and enclosed patio/ garden area to the rear that captures the afternoon sun.

An excellent first time purchase with little to do but add furniture.

- Semi Detached Home
- Spacious Lounge With Cast Iron Fire Place
- Contemporary White Bathroom Suite
- Double Glazing
- Driveway With Ample Parking
- Three Bedrooms, Master With En-Suite
- Modern Fitted Kitchen Dining To The Rear
- Gas Heating
- Front Gardens Laid In Lawns
- Enclosed Rear Patio And Garden That Captures The Afternoon Sun

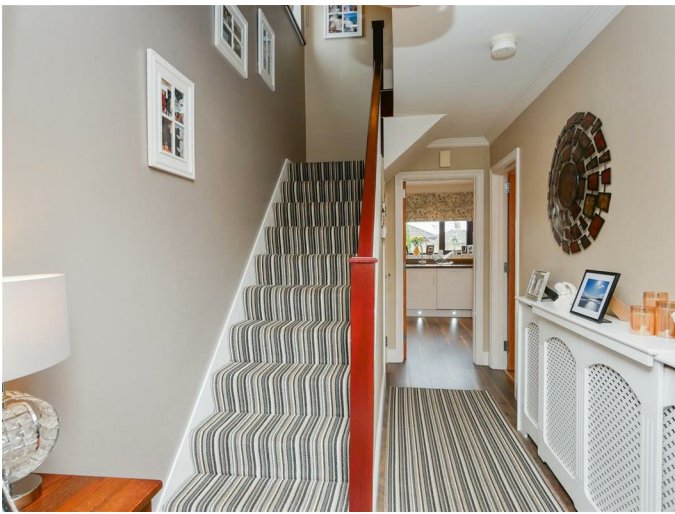
Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		

Northern Ireland EU Directive 2002/91/EC





### Entrance Hall



Pvc glass panelled front door with glazed side panels to entrance hall. walnut effect laminate flooring. Under-stairs storage.

### Lounge 15'2 x 14'2 (4.62m x 4.32m)



Cast iron fire-place with wooden surround housing open fire. Laminate flooring.



### Modern Fitted Kitchen 21'9 x 11'0 (6.63m x 3.35m)



Excellent range of high and low level units, wood effect worktops, pelmet lighting, built in 4 ring hob, stainless steel extractor fan, integrated fridge freezer and dish-washer and double oven, breakfast bar, plumbed for washing machine. Pvc patio doors to patio and garden. Spot-lights.





First Floor



## Bedroom One 12'9 x 10'3 (3.89m x 3.12m )



At widest points.  
Fantastic range of built in bedroom furniture.



## En-suite



Comprising corner shower cubicle with Mira shower unit, pedestal wash hand basin, low flush w.c Fully tiled walls. Tiled flooring.  
Built in sliding robes.



**Bedroom Two 11'1 x 7'5 (3.38m x 2.26m)**



**Laminate flooring**

### Bedroom Three 9'6 x 7'7 (2.90m x 2.31m)



Laminate flooring.

### White Bathroom Suite



Comprising panelled bath with hand shower, pedestal wash hand basin, low flush. Separate shower cubicle with shower unit. Part tiled walls. Tiled flooring. Heated chrome towel rail. Pvc ceiling. Spot-lights.





### Landing

Access to roofspace.

### Outside Front

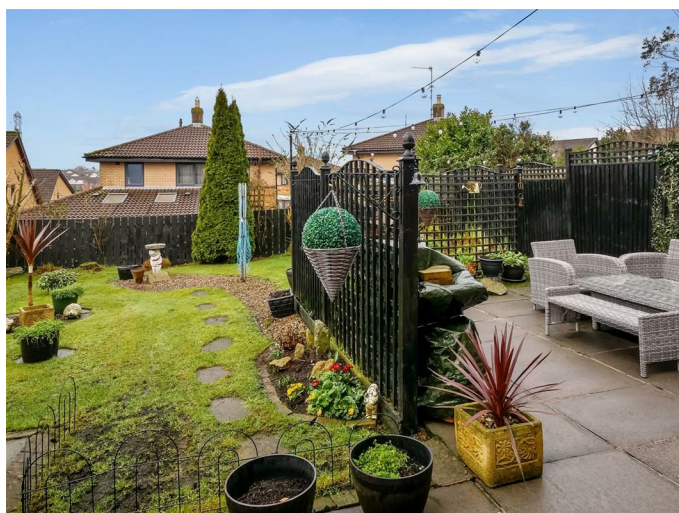
Front garden laid in lawn with range of plants and shrubs.

Driveway with ample parking.

### Outside Rear



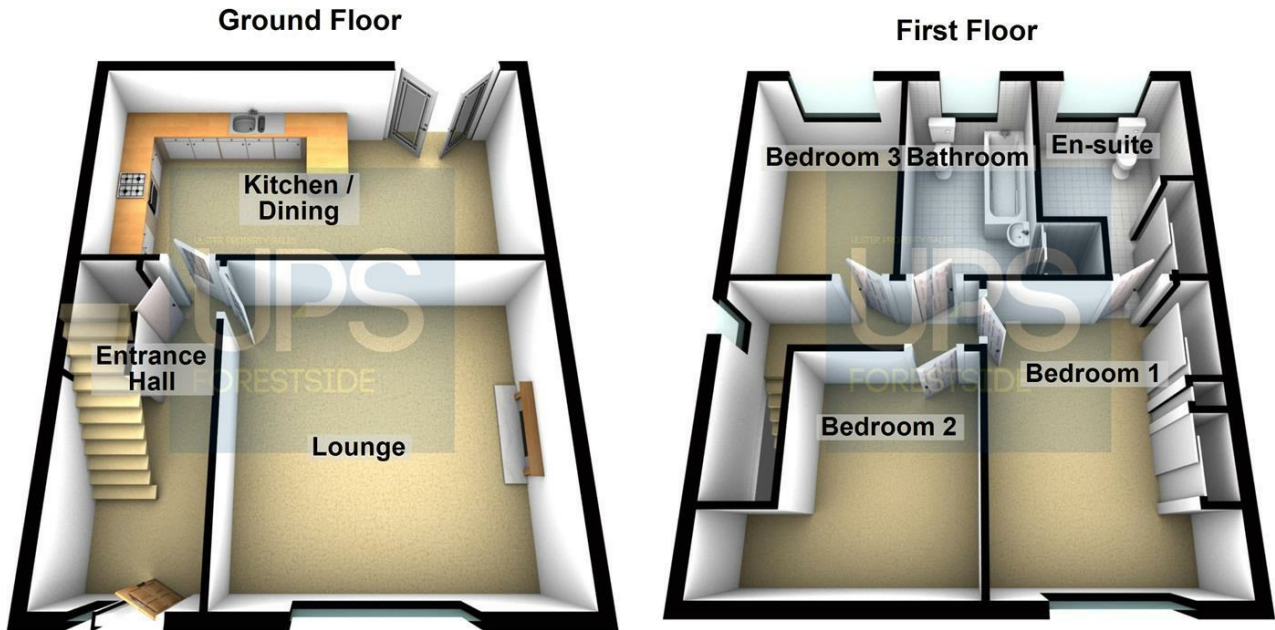
From kitchen dining access is provided to flagged patio area and garden laid in lawn. Bordered by timber fencing.





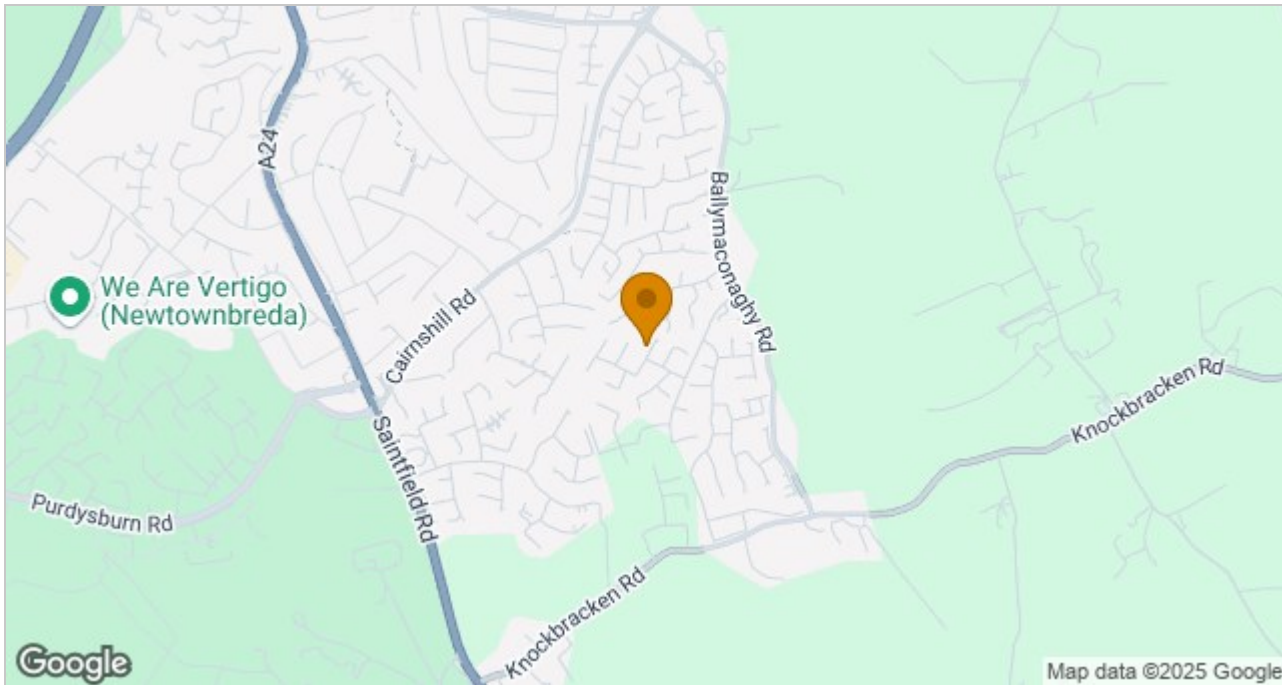


## Floor Plan



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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