



4 Windermere Road, Belfast, BT8 6QY

Asking Price £230,000

Situated in a popular residential location off the Ballymaconaghy Road, this Detached Bungalow offers convenience to the local shops at Newton Park, transport links to most parts of the City and Forestside Shopping Centre with its array of shops and cafés.

Internally, the property benefits from well proportioned accommodation comprising, three bedrooms, spacious lounge, modern fitted kitchen and a contemporary white shower suite.

In addition to an oil heating system and double glazing this home also benefits from a detached garage and an enclosed, easily maintained loose stone area to the rear

An excellent property that has been well maintained and presented leaving any potential purchaser with little to do but add their own furniture.

- Detached Bungalow
- Spacious Lounge
- White Bathroom Suite
- White Shower Suite
- Detached Garage
- Three Bedrooms
- Modern Fitted Kitchen
- Oil Heating/Double Glazing
- Driveway With Ample Parking
- Enclosed Loose Stone Area To Rear

Energy Efficiency Rating		Current	Potential
(92-100) A	Very energy efficient - lower running costs		
(81-91) B			
(69-80) C			
(55-68) D		60	71
(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. Laminate flooring.

Lounge 16'2 x 11'7 (4.93m x 3.53m)



Decorative fire-place housing an electric fire. Cornice ceiling. Laminate flooring.



Modern Kitchen 11'5 x 9'2 (3.48m x 2.79m)



Full range of high and low level built in units, wood effect work surfaces, built-in four ring hob and under oven, over head extractor fan, single drainer stainless steel sink unit with mixer taps. plumbed for washing machine, part tiled walls, spotlights.



Bedroom One 13'4 x 8'6 (4.06m x 2.59m)



Laminate flooring.

Bedroom Two 10'2 x 9'1 (3.10m x 2.77m)



Laminate flooring.

Bedroom Three 13'3 x 6'8 (4.04m x 2.03m)



Laminate flooring.

Shower Suite



Comprising large walk in shower cubicle with Mira sport shower unit, pedestal wash hand basin with mixer taps, low flush w.c
Tiled flooring.

Outside Front

Front gardens laid in lawns.

Driveway with ample parking leading to detached garage.

Detached Garage

Up and over door

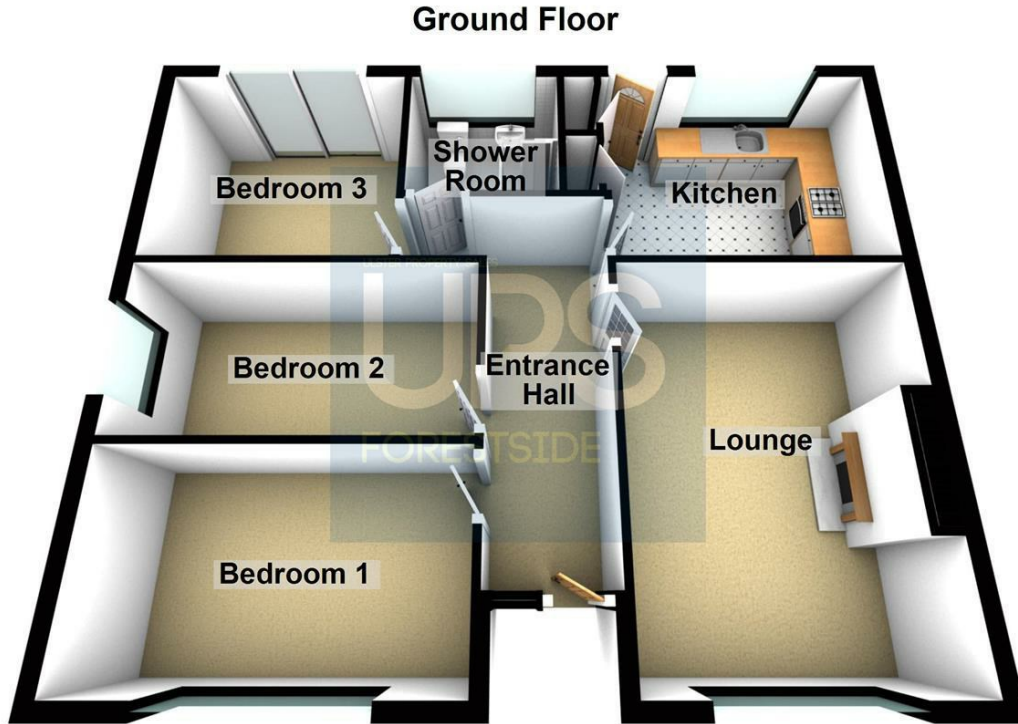
Outside Rear



Enclosed to the rear with loose stone area, patio area bordered by timber fencing.

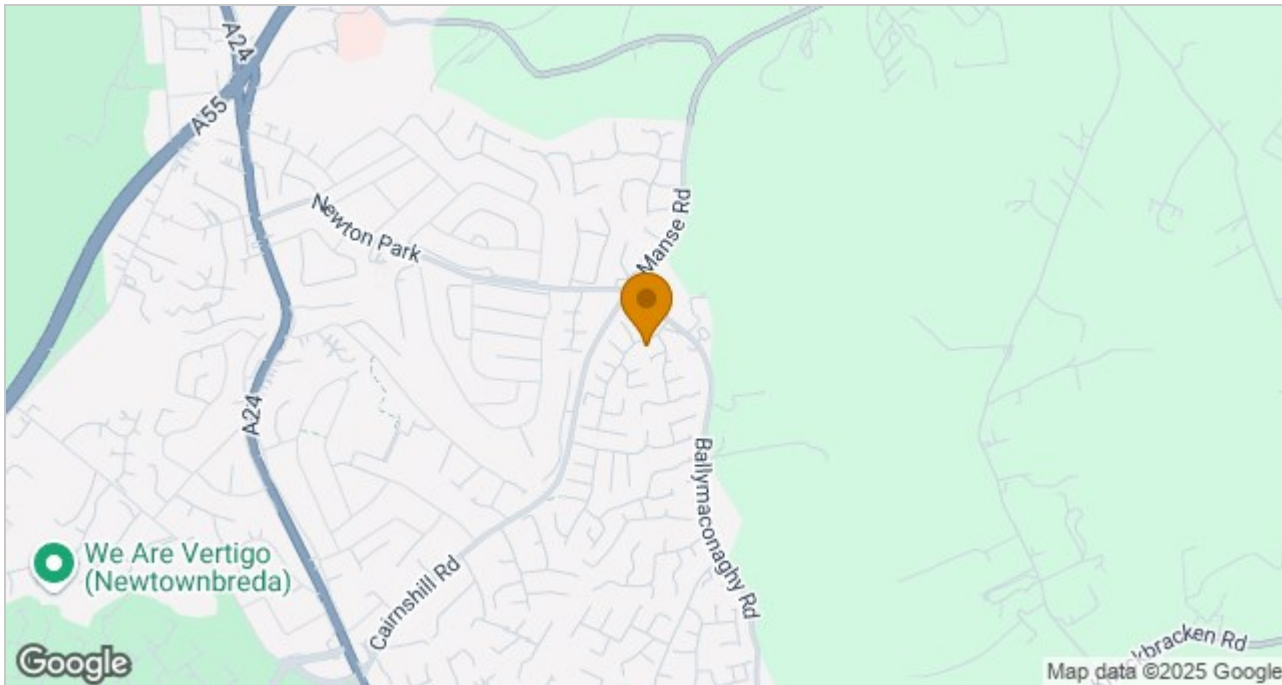


Floor Plan



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



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