



 **JOHNMINNIS**  
ESTATE AGENTS &  
LETTING SPECIALISTS

61 Laurelgrove Dale | Belfast, BT8 6ZE  
OFFERS AROUND £285,000

Scan for Property Details  
and to Arrange a Viewing





**Offers Around £285,000**  
Detached  
3 Bedrooms  
1 Reception

## Property Features

- An excellent detached property located in the Four Winds area
- Well-presented and in excellent condition throughout
- Lounge with Open Fire
- Modern Fitted Kitchen/Diner with integrated appliances
- Master bedroom with en-suite shower room
- A further well appointed two bedrooms
- Family bathroom with a white three-piece suite
- Front, side and rear gardens laid in lawn with feature decking area.
- Stoned Driveway to front
- Gas fired central heating and PVC double glazing
- Composite glass panelled front door.
- Ember Heating System
- Sizable storage container, suitable for a variety of uses.
- Convenient location with a great range of local amenities
- Within the catchment area for a choice of leading schools



# Accommodation

## Ground Floor

Entrance Hall

Lounge  
17'6" x 12'1"

Modern Fitted Kitchen  
with Dining Area  
23'1" x 10'4"

Conservatory  
11' x 9'9"

## First Floor

Landing

Bedroom One with  
EnSuite  
15'5" x 10'3"

Bedroom Two  
12'3" x 10'2"

Bedroom Three  
9'5" x 7'8"

Bathroom

## Outside

Storage Container  
23'1" x 7'8"

Gardens to Front,  
Side and Rear

Featured Raised  
Decking Area

For more information  
and photographs  
regarding the  
accommodation in this  
property, please visit:  
[johnminnis.co.uk](http://johnminnis.co.uk)

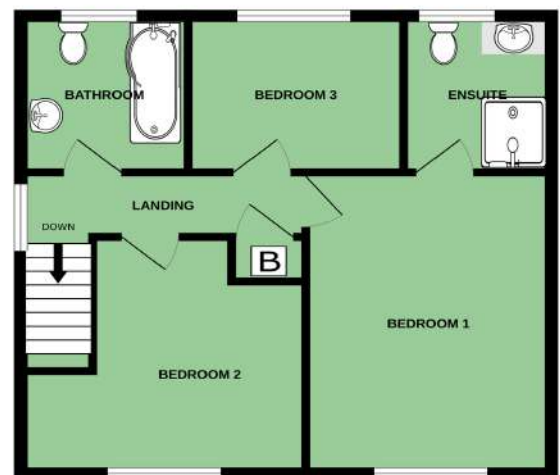


We are delighted to bring to the market this recently updated and well presented detached property located in the ever popular Four Winds area, Off the Ballymaconaghy Road. This property boasts ease of access to not only Lesley Forestside Shopping Centre, offering an array of retail units and cafes, but a wide range of leading primary and post-primary schools. Main arterial routes are also located in close proximity to this residence. Inside the accommodation comprises lounge, with open fire and a modern kitchen/diner with integrated appliances. Upstairs there are three bedrooms, master with recently installed ensuite shower room and a separate modern family bathroom. Outside the property benefits from gardens to front, side and rear in lawn with feature decking area, and a large storage container, suitable for a variety of uses. Early viewing is recommended to avoid disappointment as we expect a high level of interest in this superb home.

GROUND FLOOR



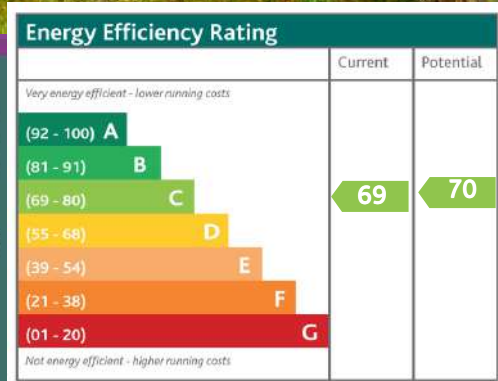
1ST FLOOR



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# Directions

Travelling along the Ballymaconaghy Road towards Knockbracken Road, turn right into Laurelgrove Avenue, take a right onto Laurelgrove Dale and take a left at the bottom. No 61 is on the right.



## Viewing

By appointment through agent.

## Free Valuation

We offer property valuations and financial advice free of charge to all our clients.



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