

ULSTER PROPERTY SALES

UPS

**RENTALS - FORESTSIDE**

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BT8 6FX

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NETWORK STRENGTH - LOCAL KNOWLEDGE



**2 LISLEEN ROAD SOUTH, MONEYREAGH, BT23  
5PT**

**£1,750 PER CALENDAR**



**\*\* OPEN VIEWING SATURDAY 27TH JULY - 10AM - 10:30AM \*\***

**VIEWING STRICTLY BY APPOINTMENT SCHEDULE YOUR APPOINTMENT WITH ULSTER  
PROPERTY SALES**

2 Lisleen Road South is a beautiful detached bungalow set in a semi-rural location that is conveniently positioned just off the Moneyreagh Road. The local village of Moneyreagh is a peaceful location on the outskirts of Belfast yet is within easy commuting distance of the City Centre, surrounding Towns and Villages and also has many amenities situated close by, such as shops, schools and bus routes.

Internally the property is beautifully finished and comprises of four double bedrooms with two ensembles, two spacious reception rooms, modern fitted kitchen / dining room, separate utility room and white bathroom suite.

Externally the property has beautifully maintained gardens with patio area to the rear, a large double garage that is serviced with power, lighting and under floor heating and a driveway to the side that has ample off street parking for at least four cars. To complete the package, the property is serviced with oil fired central heating and double glazing as standard.

With its spacious accommodation inside and out, and convenient location, we don't anticipate this one sitting around for long so make to sure to arrange your viewing at your earliest opportunity!



## Key Features

- Beautifully Finished Detached Bungalow
- Two Reception Rooms
- White Bathroom Suite
- Large Double Garage
- Ample Off Street Parking
- Four Large Bedrooms with Two Ensuites
- Open Plan Kitchen / Dining Room
- Separate Utility Room
- Oil Fired Central Heating / Double Glazed
- Beautifully Maintained Gardens with Mature Shrubbery and Private Patio Area



### Entrance Hall

Glazed solid wooden front door opens onto spacious entrance hall. Access to large storage cupboard. Laminate flooring.

### Lounge

16'4" x 12'9"

Spacious lounge with beautiful cast iron fireplace and decorative wooden mantelpiece. Laminate flooring. Open to:

### Open Plan Kitchen / Dining Room

24'7" x 9'9"

Spacious open plan kitchen / dining room with a selection of upper and lower level units complete with electric oven, gas hobs, stainless steel sink with drainer and dishwasher. Tiled flooring.

### Utility Room

8'6" x 7'2"

Selection of lower level units with stainless steel sink basin and tall storage cupboards. Glazed composite door opens onto enclosed rear garden. Part tiled walls and tiled flooring.

### Family Room / Reception room

Spacious family / reception room with glazed patio doors that open out onto rear patio area.

### Bedroom 1

14'11" x 11'8"

Large master bedroom with built-in wardrobes.

### Ensuite

9'10" x 5'5"

White suite comprising of wash hand basin, low flush w.c and walk-in shower. Part tiled walls and tiled flooring

### Bedroom 2

14'7" x 9'10"

Laminate flooring

### Ensuite

9'10" x 3'10"

White suite comprising of wash hand basin, low flush w.c and shower cubicle. Part tiled walls and tiled flooring

### Bedroom 3

12'7" x 9'10"

Laminate flooring

### Bedroom 4

9'7" x 9'3"

Access to built-in storage. Laminate flooring.

### White Bathroom suite

9'7" x 8'4"

White bathroom suite comprising of panelled bath with overhanging shower attachment, wash hand basin and low flush w.c. Part tiled walls and tiled flooring.

### Detached Double Garage

Spacious double garage complete with power, lighting and under floor heating.

### Property Front

Large tarmac driveway with ample off street parking.

### Enclosed Rear Gardens

Beautifully maintained enclosed rear garden with laid lawns and private patio area.











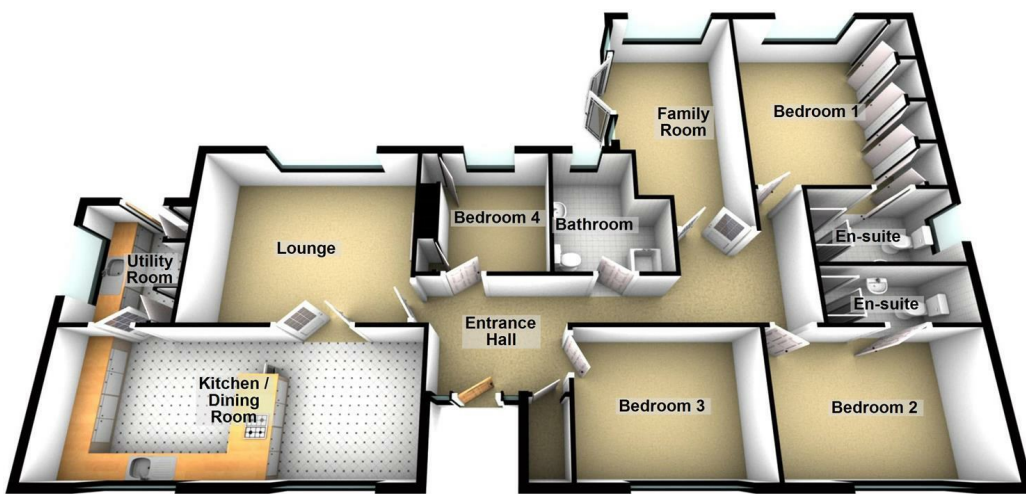








Ground Floor



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>Northern Ireland</b>	EU Directive 2002/91/EC	

Questions you may have. **Which mortgage would suit me best?**

**How much deposit will I need? What are my monthly repayments going to be?**

To answer these and other mortgage related questions contact our mortgage advisor on 02890471515.

Your home may be repossessed if you do not keep up repayments on your mortgage.

**We DO NOT charge for initial mortgage consultations. We may charge a fee on completion depending on circumstances. Our typical fee is £250, however, please confirm with Mortgage Consultant at time of appointment.**

Please note that we have not tested the services or systems in this property. Purchasers should make/commission their own inspections if they feel it is necessary.

ULSTERPROPERTYSALES.CO.UK

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