



No 118 is conveniently located close to local shops and cafes, and less than a 10 minute drive from Ballyhackamore Village and Forestside Shopping complex.

The accommodation in brief comprises lounge, modern kitchen with casual dining area and three well proportioned bedrooms. Externally, there is delightful private and enclosed garden in lawn with storage house. The property also benefits from gas central heating and was rewired and replumbed circa 10 years ago.

This immaculate property is the perfect first time buyer/downsizer buy, with little to do bar move in your furniture.

Offers Over  
£149,950

118 Lower Braniel Road,  
BELFAST,  
BT5 7PA

---

Viewing by  
appointment with  
& through agent  
028 9065 0000

- Immaculate end terrace home
- Lounge with feature gas fire and access to garden
- Modern kitchen with integrated appliance and casual dining area
- Three well proportioned bedrooms, principal with built in robes
- Modern Bathroom with separate shower cubicle
- Gas central heating/uPVC Double Glazing
- Garden in lawn to front and rear with mature bedding and shrubs
- Convenient to local shops, schools and public transport route
- Ideal for first time buyers and down sizers



The Property Comprises:

### Ground Floor

uPVC glazed door to:

ENTRANCE HALL: Under stairs storage cupboard. Laminate wood effect floor.

LOUNGE: 14' 2" x 12' 1" (4.32m x 3.68m)  
Laminate wood effect floor, cornice ceiling, feature gas fire, uPVC glazed double doors to rear.

KITCHEN: 20' 7" x 10' 5" (6.27m x 3.18m)  
Modern fitted kitchen with range of high and low level units, stainless steel one and a half bowl sink unit, four ring electric hob, stainless steel extractor hood, plumbed for washing machine. Integrated fridge/freezer, integrated dishwasher, electric double oven, gas boiler cupboard, glazed uPVC door to rear. Open plan to:

DINING AREA:



## First Floor

LANDING: Storage cupboards, low voltage spotlights.

BEDROOM (1): 14' 2" x 8' 11" (4.32m x 2.72m)

Built-in robes with sliding doors.

BEDROOM (2): 10' 9" x 7' 7" (3.28m x 2.31m) Access to roofspace.

BEDROOM (3): 10' 5" x 9' 8" (3.18m x 2.95m) Outlook to front.

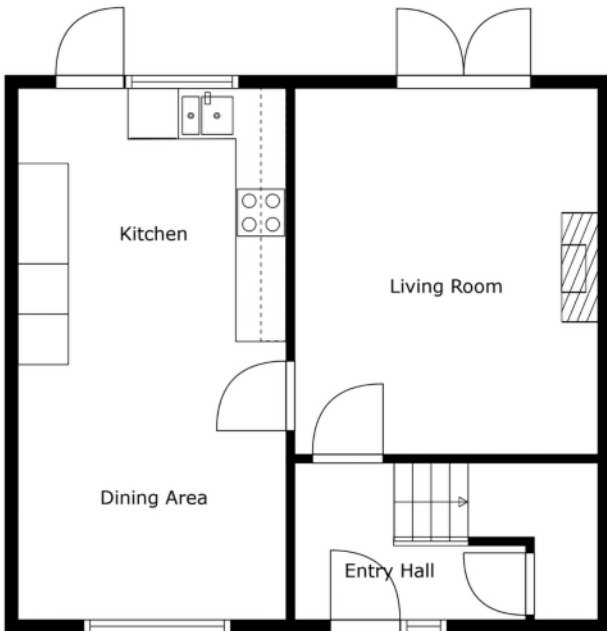
BATHROOM: Modern white suite comprising corner panelled bath with mixer tap, low flush wc, pedestal wash hand basin, fully tiled shower cubicle with rain head and telephone hand shower, part tiled walls.

## Outside

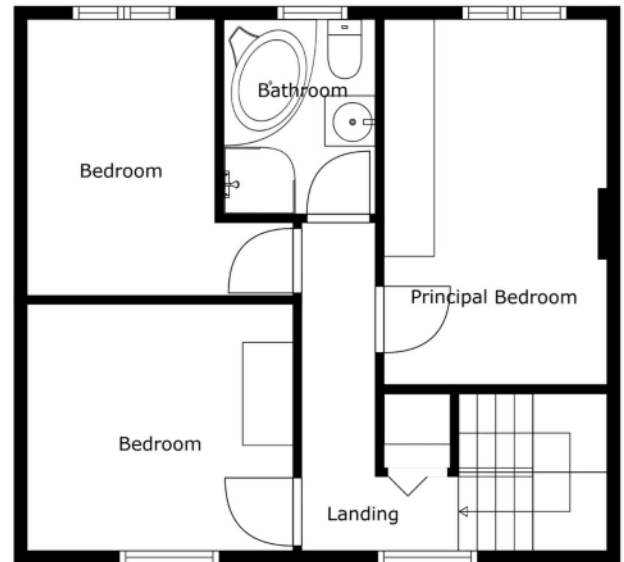
FRONT: Garden in lawn, mature flowerbeds and shrubs.

REAR: Private and enclosed garden in lawn with patio seating areas and mature shrubs. Outside tap and light.





Floor 1



Floor 2

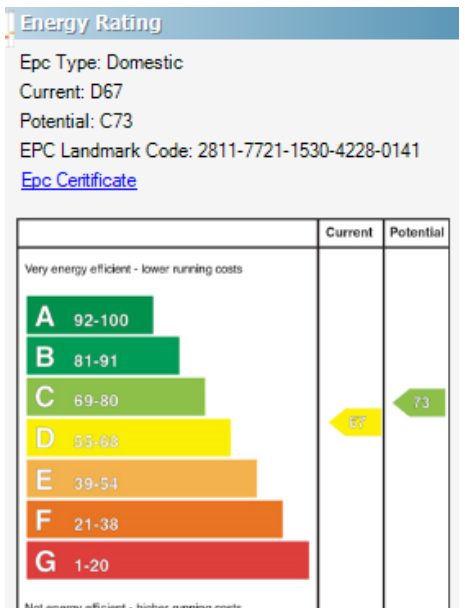
Sizes And Dimensions Are Approximate. Actual May Vary.

### Location:

Heading up the Gilnahirk Road from the Kings Road, at the mini roundabout turn right onto Lower Braniel Road. No 118 is located on the right.

Ballyhackamore - 028 90 65 0000  
 Lisburn Road - 028 90 66 3030  
 North Down - 028 90 42 4747  
 Lisburn - 028 92 66 1700

www.templetonrobinson.com



These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and intending purchasers must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, neither Templeton Robinson, nor any person in its employment has any authority to make or give, any representation or warranty whatever in relation to this property. All dimensions are taken to nearest 3 inches.