

# For Sale

Asking Price: £495,000

SimonBrien



36 Garland Hill  
Belfast  
County Down  
BT8 6YL

[simonbrien.com](http://simonbrien.com)





This area of South East Belfast is an extremely popular residential location which is favoured by young families who appreciate the ease of convenience to a host of amenities including shopping at Forestside, local schooling and transport routes to and from the city centre and other surrounding towns. In proximity to the bustling Ormeau Road with restaurants, playing fields and Ormeau park.

This particular detached family home set within the hugely popular Garland Hill Development has well presented accommodation throughout and comprises of five bedrooms, three reception rooms, fully fitted kitchen open to dining areas together with family bathroom and two ensuite shower rooms

The property also benefits from its quiet cul de sac location with superb private well tended gardens and generous driveway parking

Detached homes in this location have consistently proved popular and we have no hesitation in encouraging appointments to view at your earliest convenience.



**Accommodation****Entrance Hall****Living Room**

18'5" x 11'5" (5.61m x 3.48m):

**Family Room**

10'10" x 10'9" (3.3m x 3.28m):

**Dining Room**

13'3" x 9'5" (4.04m x 2.87m):

**Kitchen**

12'2" x 9'9" (3.7m x 2.97m):

**Dining Areaa**

9'9" x 8'10" (2.97m x 2.7m):

**Utility Room**

10'10" x 7'4" (3.3m x 2.24m):







## **First Floor**

### **Bedroom**

14'9" x 11'5" (4.5m x 3.48m):

### **Ensuite**

### **Bedroom**

12'6" x 10'10" (3.8m x 3.3m):

### **Bedroom**

11'5" x 10'10" (3.48m x 3.3m):

### **Bedroom**

11'8" x 9'2" (3.56m x 2.8m):

### **Bathroom**

10' x 7'7" (3.05m x 2.3m):

## **Second Floor**

### **Bedroom**

13'7" x 12'6" (4.14m x 3.8m):

### **Ensuite**

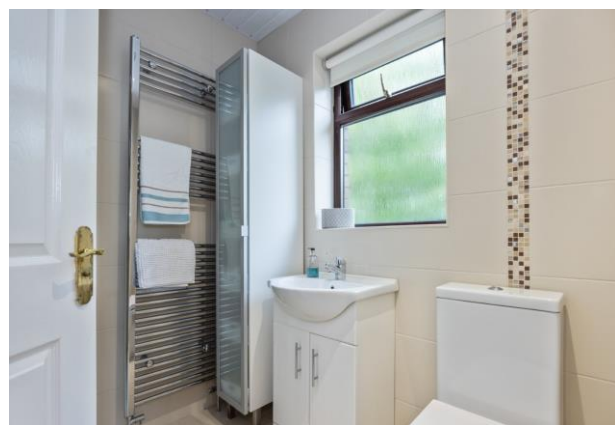
### **Bedroom**

10'10" x 10'9" (3.3m x 3.28m):



### Special Features & Services

- Attractive Detached Family Home
- Well Presented, Deceptively Spacious Accomodation
- Five Generous Bedrooms
- Three Reception
- Modern Fitted Kitchen Open to Dining
- Family Bathroom and Two Ensuite Shower Rooms
- Utility Room
- Oil Fired Central Heating
- Mahogany Double Glazed
- Spacious Well Maintained Private Gardens in Lawns and Patio
- Generous Driveway Parking
- Popular And Much Sought After Location Close To A Host Of Amenities,Leading Schools Including Lagan College, Primary Schools and Nursuries, Transport Routes Connecting Belfast And Surrounding Towns
- Viewing By Private Appointment

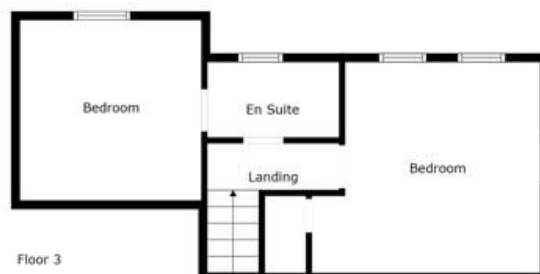
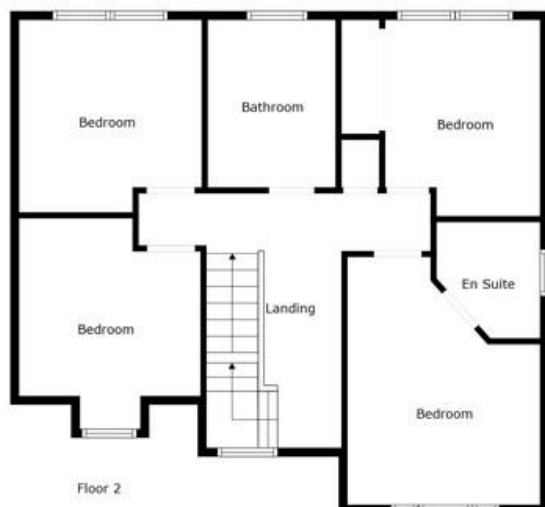












#### VALUER

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# SimonBrien



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

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