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14 Bracken Hill Close

Belfast

BT8 6ZR

Offers Over £349,500

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- ATTRACTIVE SEMI DETACHED PROPERTY IN A POPULAR MODERN DEVELOPMENT
  - GOOD SIZED LIVING ROOM WITH FEATURE FIREPLACE
  - FITTED KITCHEN OPEN PLAN TO FAMILY & DINING AREA
  - 4 BEDROOMS INCLUDING 1 WITH ENSUITE SHOWER ROOM
  - BATHROOM WITH WHITE SUITE/GROUND FLOOR CLOAKROOM WITH WC
  - GAS CENTRAL HEATING & DOUBLE GLAZING
  - EXCEPTIONALLY WELL PRESENTED THROUGHOUT
  - DRIVEWAY PARKING
  - FRONT & ENCLOSED REAR GARDEN WITH SHELTERED SITTING AREA
  - CONVENIENT TO MANY AMENITIES INCLUDING FORESTSIDE SHOPPING COMPLEX AND LEADING SCHOOLS
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#### PROPERTY COMPRISES

This extremely attractive, modern semi detached property is ideally located in a prime location within the popular Bracken Hill development just off Ballymaconaghy Road.

The property is finished to a high level of specification and presentation and offers well proportioned accommodation which briefly comprises an entrance hall, good sized lounge, modern kitchen open plan to family and dining areas and a guest cloakroom with wc on the ground floor. On the first floor there are four bedrooms, including one with an ensuite shower room and a bathroom. In addition, the property benefits from double glazed windows and gas fired central heating.

Externally there is driveway parking for several cars, along with front and rear gardens in lawns.

Set in a convenient location, close to Belfast City Centre and convenient to a range of amenities including Forestside Shopping Complex, Tescos, leading schools and public transport, this property can only be fully appreciated on internal inspection.

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## PROPERTY DETAILS AND DIMENSIONS

Front door with glazed inset to reception hall.

RECEPTION HALL Tiled hall, under stairs storage.

CLOAKROOM White suite comprising low flush WC, half pedestal wash hand basin with splash tiling, tiled floor, low voltage spotlights, extractor fan.

LOUNGE 19' 3" x 12' 3" (5.87m x 3.73m) Attractive fireplace with granite hearth and gas coal effect fire, bay window.

LUXURY FITTED KITCHEN OPEN PLAN TO LIVING & DINING AREA 20' 4" x 15' 5" (6.2m x 4.7m) Range of high and low level units, granite work surfaces, stainless steel sink unit with granite drainer, Gorenje four ring gas hob with stainless steel splash back and extractor fan over, AEG electric oven under, integrated fridge and freezer, integrated dishwasher, splash tiling, tiled floor, low voltages spotlights, concealed under unit lighting, concealed gas fired boiler.

UTILITY / LARDER CUPBOARD Tiled floor, plumbed for washing machine.

FIRST FLOOR LANDING Access to roof space, airing cupboard.

BEDROOM 14' 7" x 12' 4" (4.44m x 3.76m) (@ widest points)

ENSUITE SHOWER ROOM White suite comprising low flush WC, half pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, tiled floor, low voltage spotlights, extractor fan.

BEDROOM 11' 3" x 10' 9" (3.43m x 3.28m)

BEDROOM 10' 8" x 8' 7" (3.25m x 2.62m)

BEDROOM 8' 5" x 7' 4" (2.57m x 2.24m)

BATHROOM White suite comprising panelled bath with mixer tap and shower over, low flush WC, half pedestal wash hand basin, part tiled walls, tiled floor, low voltage spotlights, extractor fan.

OUTSIDE Front garden in lawns and beds, paviour driveway with parking, private enclosed rear garden in lawns with boundary planting and boundary fence, with south westerly aspect and sheltered sitting area.