



NICHOLAS  
RESIDENTIAL



## 24 Bracken Hill Square

Belfast BT8 6ZW

£1,250 Per month

Welcome to 24 Bracken Hill Square!

A modern and well presented semi-detached property located in the highly desirable Bracken Hill development in Four Winds. Bracken Hill Square has the advantage of a large open green area to the front which is ideal for kids to play or somewhere to relax. There is a wide range of amenities on your doorstep including the Four Winds Inn, Forestside shopping centre, Tesco Newtownbreda, a number of leading primary and secondary schools and transport routes to and from the City Centre and surrounding areas.

Internally the property briefly comprises; Lounge with wood burning stove and feature bay window, downstairs WC and cloakroom, a large open plan kitchen/diner with patio doors leading to the rear garden, modern fitted kitchen with a range of high and low level units including built-in appliances, a utility room with washer dryer. On the first floor are three good-sized bedrooms (master with an ensuite shower room), a storage cupboard and the main bathroom with a contemporary suite.

Externally there is a driveway to the side with parking for several cars and a private and enclosed south-facing rear garden with a patio area.

The property is available from the 28th of August for a minimum of 12 months and comes fully furnished.

Call 02890 388383 to arrange your personal viewing today!

### Viewing

Please contact our Belfast Office on 02890388383 if you wish to arrange a viewing appointment for this property or require further information.

- Well Presented Semi Detached Property
- Lounge with Wood Burning Stove and Feature Bay Window
- Open Plan Kitchen/Dining Area with Access to Rear Garden
- Modern Fitted Kitchen with Built in Appliances
- Downstairs WC
- Three Good Sized Bedrooms (Master with an Ensuite Shower Room)
- Luxury Bathroom Suite
- Gas Fired Central Heating and Double Glazed Windows
- Fully Furnished
- Enclosed Garden and Patio to the Rear with a Driveway and Parking for Several Cars to the Side



3



2



1




B

## Area Map



## Energy Efficiency Graph

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>82</b>	<b>82</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 	



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