

GERARD MCCLINTON
ESTATE AGENT



3 Bracken Hill Park, Belfast, BT8 6BB

Offers in the region of £425,000



4



3



3



B



3 Bracken Hill Park

Belfast, BT8 6BB

- Immaculately Presented Detached Family Home
- Master with Upgraded En Suite
- Separate Utility Room & WC
- Upgraded Contemporary Bathroom Suite with Freestanding Bath
- Prime Cul De Sac Location with 5 Only Homes
- 4 Very Well Proportioned Bedrooms
- Open Plan Kitchen Dining with Hand Painted Wooden units and Granite Worktops
- 2 Separate Reception Room
- Underfloor Heating Via Efficient Air Source Heating System
- A Super B Rated Family Home in a Desirable Location

This immaculately presented, detached, family home is located just off the Ballymaconaghy Road in a quiet, exclusive cul de sac of 5 only executive homes.

The current owners have enjoyed the property from new and during its construction they opted for upgrades over the standard package such as hand painted solid wood kitchen with granite worktops, stunning porcelain tiled flooring and upgraded luxury bathroom suite with freestanding bath to name but a few. This property has been finished and upgraded to a standard and with quality rarely seen.

The accommodation offers exactly what the modern family requires, not only do you get the impressive and highly sought after open plan kitchen / dining / family room to the rear with central island that overlooks the rear garden, but you also get two separate sitting rooms. No one will have to pull straws for bedrooms either, this property offers four very well proportioned bedrooms. The master benefits from a beautiful upgraded en suite shower room.

The property, being a new build offers excellent thermal efficiency and the latest in tech. Underfloor heating on the ground floor, radiators on the first floor heated via the air source heat pump system, offers a low carbon, more energy, more efficient heating system that costs less to run than traditional heating systems. The property is also cabled for electric vehicle points and has a NHBC 10 year warranty.

Outside the owners have recently purchased a new rolled lawn for the spacious rear garden, perfect for entertaining and secure enough to let the kids have fun and lastly the sellers will be including the outdoor home office in the purchase price. This home office is being currently used as a gym and has double glazing, light and power along with a secondary storage area.



Entrance Hall

Cloakroom

Living Room

14'2" x 10'7" (4.33 x 3.25)

Lounge

18'0" x 10'7" (5.5 x 3.23)

Kitchen / Dining / Family Room

23'0" x 14'10" (7.03 x 4.53)

Utility Room

First Floor Landing

Master Bedroom

15'7" x 14'2" (4.75 x 4.32)

Master En Suite

Bedroom 2

13'8" x 11'7" (4.19 x 3.54)

Bedroom 3

14'11" x 9'2" (4.56 x 2.8)

Bedroom 4

10'10" x 9'5" (3.32 x 2.89)





Bathroom

8'2" x 7'6" (2.5 x 2.3)

Outside

Outside Home Office / Gym

Directions

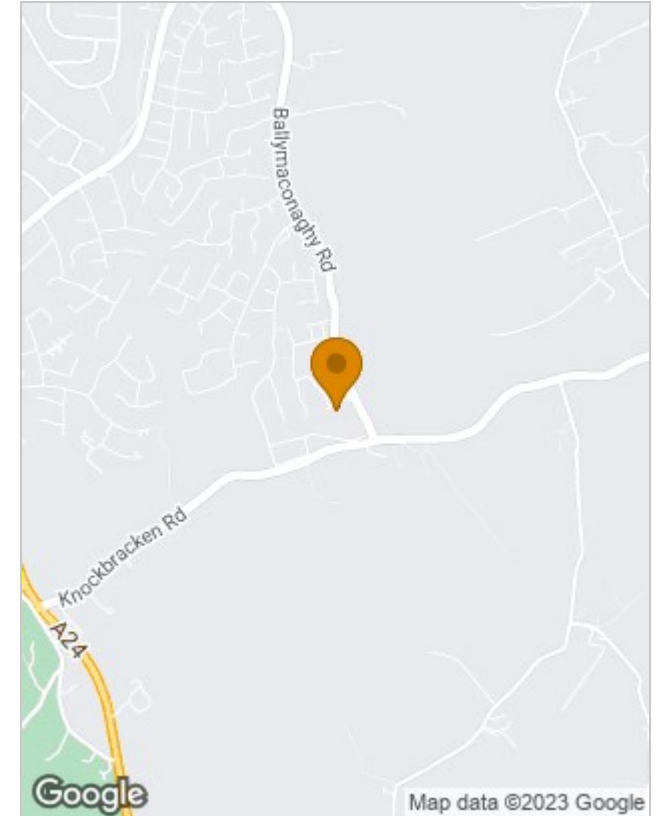




Floor Plans



Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		84	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
Northern Ireland		EU Directive 2002/91/EC	

Viewing

Please contact our Head Office Office on 02890 992 884 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Tel: 02890 992 884 Email: info@gerardmcclinton.co.uk <https://www.gerardmcclinton.co.uk>