

simon**BRIEN**
RESIDENTIAL

18 Croft Hill,
Belfast, BT8 6GX



Asking Price £435,000

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Superb Split Level Detached Villa On A Spacious Site In A High Demand Popular Development
- Recently Fitted Luxury Open Plan Kitchen (2021) To Dining Area With Double Glazed Sliding Door To Patio
- Reception Hall With Cloakroom Off It & Double Doors to
- Spacious Living Room Inglenook Fireplace & Cast Iron Multifuel 'Jotul' Stove
- Five Bedrooms (Principle Bedroom With Ensuite Shower Room)
- Mains Gas Fired Central Heating/Double Glazed Windows
- Tarmac Driveway Parking For up to 6 Vehicles
- Front & Large Rear Enclosed Garden In Lawn With Paved Sitting Area
- Double Integral Garage With Utility Area
- Beam Vacuum System
- Sought After Location Close To Leading Schools, Forestside Shopping Complex, Tesco Newtownbreda, Public Transport & Motorway Networks
- Internal Viewing Recommended To Appreciate All This Home Has To Offer

SUMMARY

An attractive detached family home located in the renowned and much admired development in Four Winds, its setting is second to none with an array of local amenities close to hand including, Forestside Shopping Complex. For those who require an ease of access to arterial routes, Croft Hill will offer it all with direct access to the Outer Ring linking Belfast and the M1.

Internally the property has been laid out with family living very much in mind with a luxury fitted kitchen leading to a casual dining area, downstairs WC, spacious living room with maple wood flooring with double doors leading to the hallway. There are five good sized bedrooms (master bedroom with ensuite) & luxury bathroom with a double integral garage with utility area. The property is well positioned on a spacious site, with a tarmac driveway with ample parking.

Property has been fully repainted both internally and externally (2022).

Certainly a fine family home with a wealth of accommodation and space external to suit a variety of purchaser.

ACCOMMODATION

GROUND FLOOR

COVERED ENTRANCE PORCH

RECEPTION HALL:

Polished limestone floor tiling. Corniced ceiling. Glazed double doors to drawing room.

CLOAKROOM:

Low flush WC and wash hand basin. Separate cloak cupboard.





**DRAWING ROOM:
21' x 15'**

Maple wood strip flooring. Brick Inglenook fireplace with cast iron multi fuel stove, tiled hearth and beam mantle. Corniced ceiling.

KITCHEN:
24'6" x 10'

Fitted in a comprehensive range of units. Granite worktops including breakfast bar. Ceramic "Belfast" sink with drainer incorporated into granite work surface. Stainless steel finish range style cooker with 6 ring gas hob top and twin electric ovens/grill. Stainless steel extractor fan. Integrated dishwasher. Built in larder fridge with freezer compartment. Display cabinets. Low voltage spot lighting. Polished limestone floor tiling. Casual dining area. Double glazed sliding patio doors to rear.



UPPER LEVEL

BEDROOM 1:

18' x 14' (to maximum points)

Mirror fronted built in wardrobes with sliding doors. Low voltage spot lighting.



EN SUITE SHOWER ROOM:

Low flush WC, pedestal wash hand basin and fully tiled shower cubicle with "Douche" shower. Ceramic tiled floor. Painted walls. Low voltage spot lighting. Extractor fan.



LANDING:

Airing cupboard



BEDROOM 2:

10'5" x 9'2"

Maple wood strip flooring. 12V spot lighting.



BATHROOM:

Bath. Mains power "Douche" shower unit over and glass shower screen, low flush WC and pedestal wash hand basin. Ceramic tiled floor. Part tiled walls. 12V spot lighting. Extractor fan.



BEDROOM 3:
12' x 9'9"

Maple wood strip flooring. 12V spot lighting.



BEDROOM (5):
11'9" x 9'10"

New carpet. Spot lights.



LOWER LEVEL

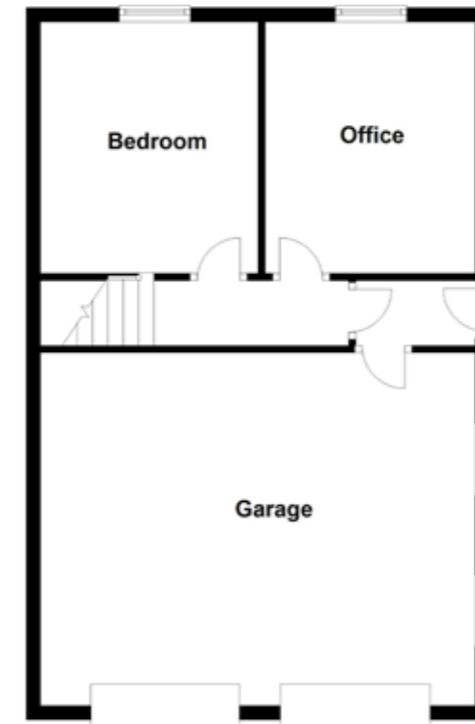
BEDROOM 4:
11'9" x 9'9"

(Presently used as study/
office).





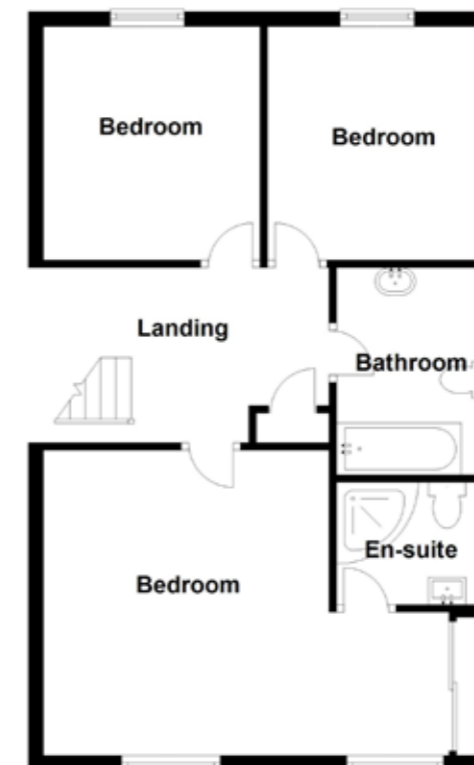
Ground Floor



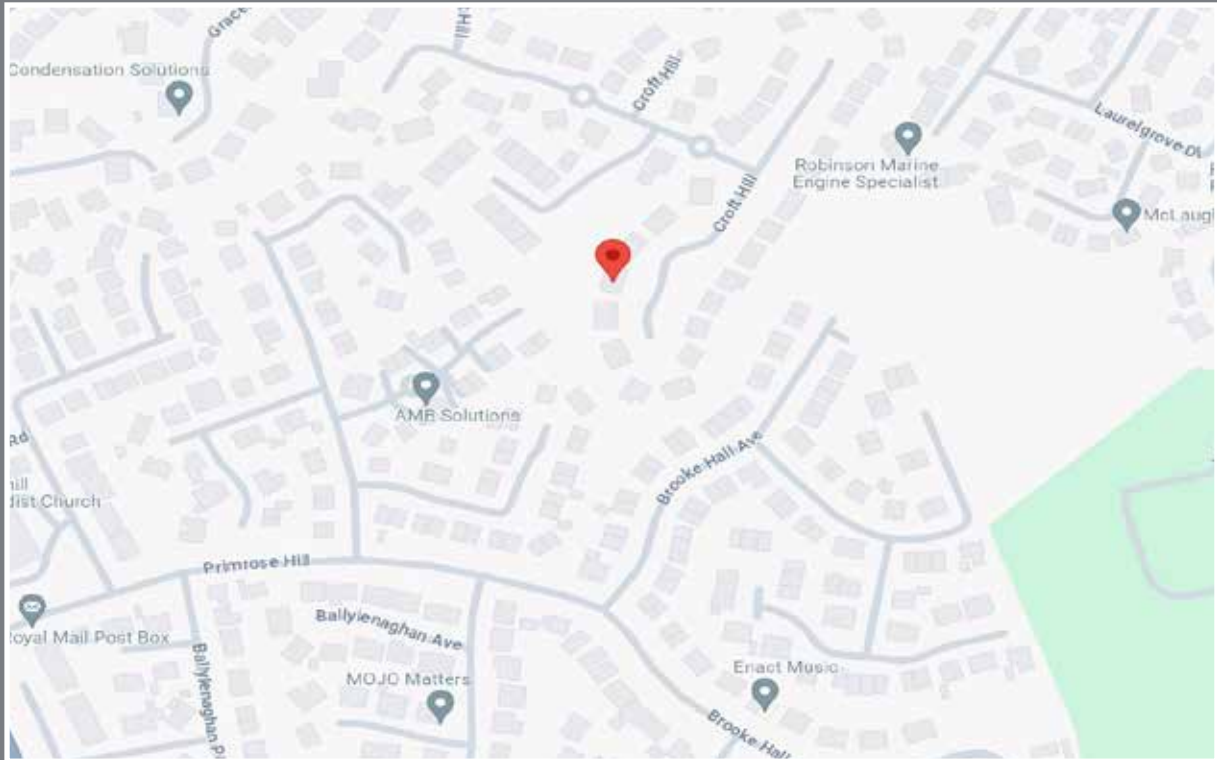
First Floor



Second Floor



Location



LOCATION: From Saintfield Rd, turn left onto Cairnshill Rd, 2nd on right is Finsbury, Croft Road is off that.

Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: RL/I/23/SP



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9557-0950-1282-6392-5214

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.