

GERARD MCCLINTON  
ESTATE AGENT



19 Bracken Hill Close, Belfast, BT8 6ZR

Offers in the region of £425,000



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# 19 Bracken Hill Close

Belfast, BT8 6ZR

- Impressive Detached Home in Desirable Residential Development
- 2 Separate Reception Rooms
- Separate Utility Room with Space & Plumbing for Washing Machine & Tumble Dryer
- Large, Modern Family Bathroom Suite
- Detached Garage & Driveway
- 4 Double Bedrooms - Master with En Suite Shower Room
- Spacious Dining Kitchen with Contemporary White Units, Granite Worktops & Integrated Appliances
- Ground Floor WC
- Pvc Double Glazing & Gas Central Heating - C Rated EPC
- Generous Private & Enclosed Rear Garden Laid To Lawn

This impressive double fronted detached home of approx 1873 sqft, is located in the continuously popular residential development of Bracken Hill.

This development is in constant demand with families due to its convenient location. Situated just off the Ballymaconaghy Road, Knockbracken, there are many highly sought after primary and post primary schools to include St. Ita's and Cairnshill, with the Cairnshill Park and Ride ensuring an easy commute to the City Centre.

Forestside Shopping Centre, with its array of shopping facilities and highly anticipated new eateries is minutes away and within 10 minutes drive (approx) is the Ormeau Road with its boutique shops, trendy pubs and range of restaurants and cafes.

The property comprises 4 generous double bedrooms, the master benefiting from an En- Suite shower room and built in mirrored robes. There are 2 reception rooms and an exceptional dining kitchen to the rear overlooking the private rear garden. A separate utility room and ground floor WC offer modern day living conveniences. A spacious family bathroom on the first floor has both a bath and separate shower cubicle. Outside, the property has a driveway and detached garage.



## Entrance Hall WC

**Living Room** 19'1" x 12'0" (5.83 x 3.68)

**Reception 2 / Dining Room** 12'0" x 12'0" (3.68 x 3.66)

**Dining Kitchen** 20'1" x 11'8" (6.14 x 3.56)

**Utility** 12'2" x 6'6" (3.71m x 2)

## First Floor Landing

**Master Bedroom** 13'5" x 12'1" (4.1 x 3.7)

**En Suite Shower Room** 8'8" x 6'3" (2.65 x 1.93)

**Bedroom 2** 12'1" x 11'9" (3.7 x 3.6)

**Bedroom 3** 11'10" x 10'9" (3.61m x 3.3)

**Bedroom 4** 11'10" x 9'5" (3.61 x 2.88)

**Family Bathroom** 12'2" x 11'10" (3.72 x 3.61)





**Detached Garage  
Outside**

21 x 10'8 (6.40m x 3.25m)

**Directions**

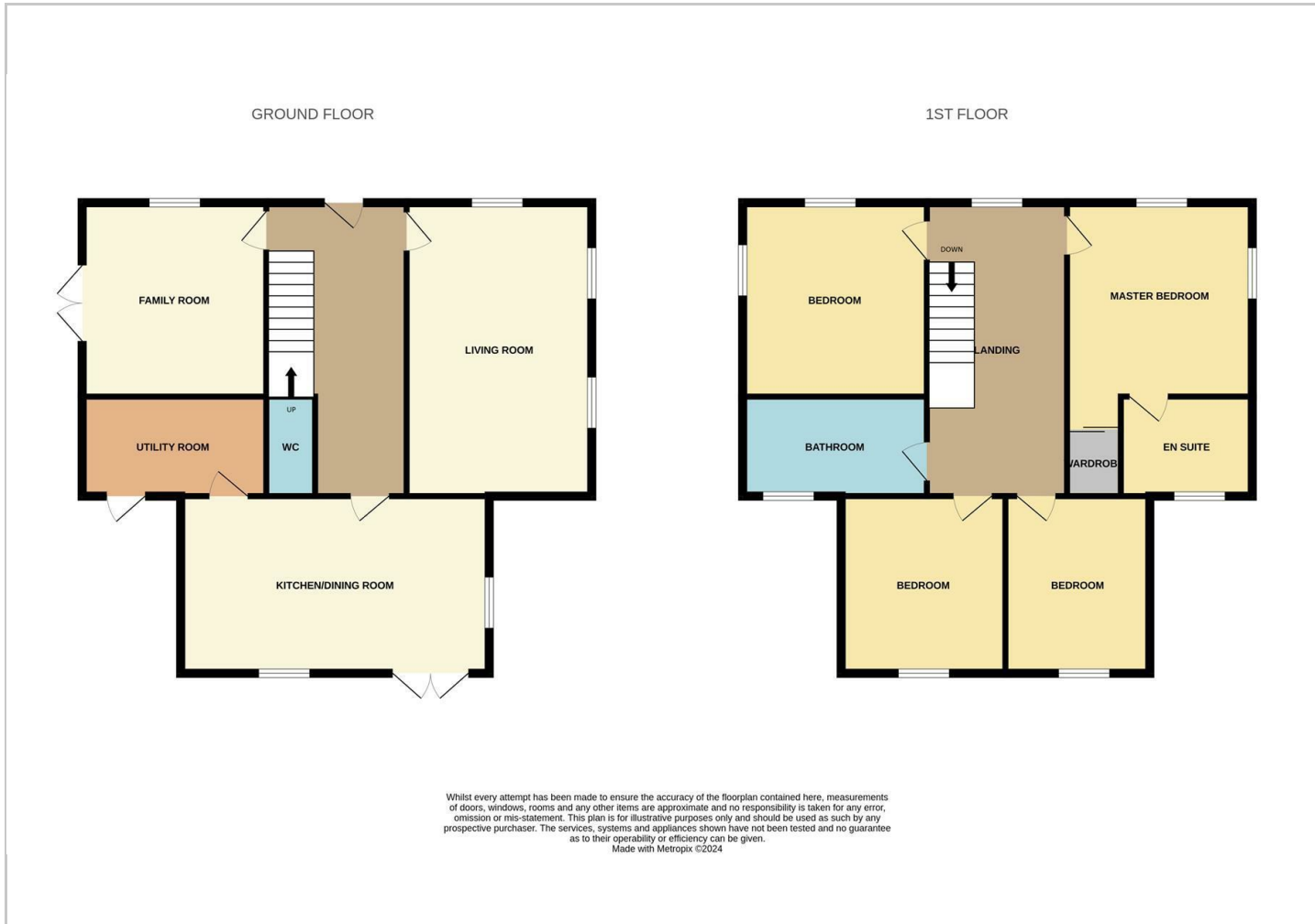






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## Floor Plans



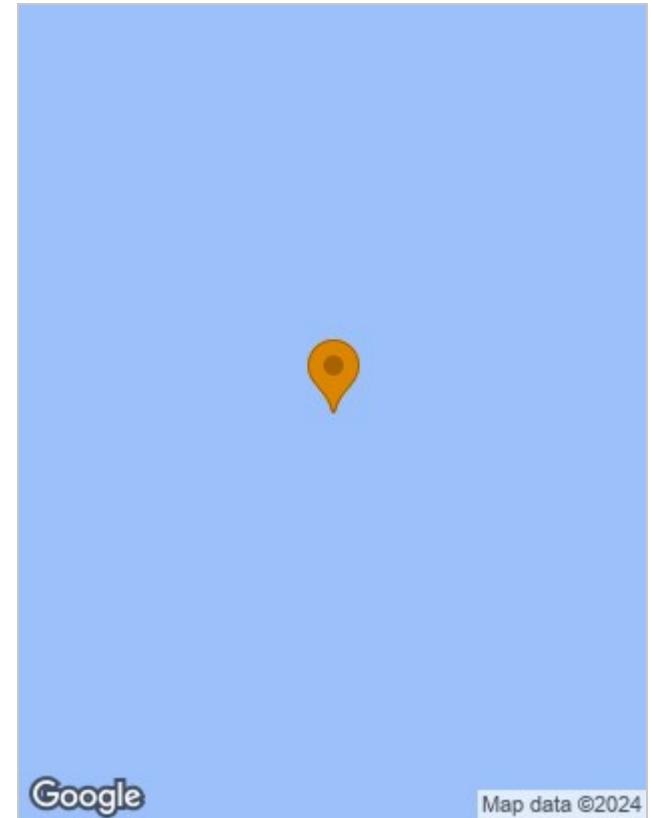
## Viewing

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@gerardmclinton.co.uk](mailto:info@gerardmclinton.co.uk) <https://www.gerardmclinton.co.uk>

## Location Map



## Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		79	79
(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	