

simon**BRIEN**
RESIDENTIAL

2 Windsor Court,
Belfast, BT9 6JE



Offers Over £385,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Red Brick Mid Townhouse
- Well Presented and Extended Accommodation Deceptive from an External Appraisal
- Four Bedrooms
- Living Room and Garden Room plus Study/Playroom
- Magnificent Open Plan Kitchen/Dining Room
- Bathroom and Additional Shower Room
- Gas Fired Central Heating and Double Glazing
- Integral Garage and Separate Utility Room
- Driveway Parking
- Enclosed Rear Patio Garden
- Popular and Convenient Location off Windsor Park close to Local Amenities, Schooling, Queens University and City Centre

SUMMARY

Windsor Court is exceptionally well located off Windsor Park in one of South Belfast's most sought after locations close to a host of local amenities, schooling, Queens University and Belfast City Centre with public transport and motorway networks close by. This particular mid-townhouse has beautifully proportioned and extended accommodation finished to a high standard throughout comprising of four bedrooms, two reception rooms, superb open plan kitchen dining area together with bathroom, shower room and study/playroom. In addition there are the added benefits of an integral garage, utility room and rear patio. Likely to be of interest to the young family or professional couple viewing is by private appointment through our Lisburn Road Office on 02890 685301.



ACCOMMODATION

GROUND FLOOR

Hardwood door to:

ENTRANCE HALL:

Wood strip flooring.

LIVING ROOM:

19' 3" x 11' 6" (5.87m x 3.51m)

Attractive feature fireplace with marble hearth and inset, wood strip flooring, double doors to:



KITCHEN/DINING:

23' 2" x 18' 5" (7.06m x 5.61m)

Excellent range of high and low level units with inset sink, central island unit, 4 ring hob and double oven, stainless steel extractor, dishwasher, recess for fridge freezer.





LOWER LEVEL

GARDEN ROOM:

16' 2" x 13' 3" (4.93m x 4.04m)

Access to rear patio. Understairs storage.



STUDY/PLAYROOM:
15' 7" x 9' 3" (4.75m x 2.82m)



SHOWER ROOM:
 Fully tiled shower enclosure, low flush WC, wash hand basin.



UTILITY ROOM:
15' 0" x 4' 7" (4.57m x 1.4m)

Belfast sink, plumbed for washing machine, gas boiler.

INTEGRAL GARAGE:

16' 8" x 10' 2" (5.08m x 3.1m)

Remote control up and over door, light and power.

FIRST FLOOR

BEDROOM (1):

11' 9" x 10' 7" (3.58m x 3.23m)



BEDROOM (2):
10' 7" x 9' 8" (3.23m x 2.95m)
 Built in wardrobes.



BEDROOM (3):
10' 2" x 8' 4" (3.1m x 2.54m)
 Built in wardrobes.



BEDROOM (4):
7' 0" x 6' 3" (2.13m x 1.91m)

BATHROOM:

White suite comprising: Panelled bath with mixer taps and shower attachment, low flush WC, pedestal wash hand basin.

LANDING:

Airing cupboard, access to roofspace.

OUTSIDE

Rear patio. Driveway parking.



2 Windsor Court, Belfast (2nd Floor)
 Plans for illustrative Purposes Only



2 Windsor Court, Belfast (1st Floor)
 Plans for illustrative Purposes Only

Location



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: ML/H/23/SP



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

EPC REF:9592-3910-6200-8869-2204

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