



NICHOLAS
RESIDENTIAL



62 Thornberry Hill

Belfast BT14 8EP

Asking price £199,950

Welcome to 62 Thornberry Hill!

This is a fantastic opportunity to purchase a stunning semi detached property within a new development. Thornberry Hill is a modern stylish, development with breathtaking views over Belfast and beyond.

Downstairs comprises a welcoming entrance hall, one spacious living room leading to a modern shaker style fitted kitchen with a range of built in appliances open plan to the dining area and a downstairs WC. Upstairs are three bedrooms - the master bedroom featuring a luxury en-suite shower room & a separate white three piece bathroom suite.

Further benefits include gas fired central heating, double glazed, CCTV system a high EPC rating.

Externally the rear garden is private & enclosed laid in lawn with paved patio area. To the front is a generous driveway.

Rates £909.80 per year. Management company is Brackenwood Property & Estate Management £68 per year for upkeep of communal garden areas.

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.

- Beautiful semi detached property built in 2022 within a modern & stylish development
- Welcoming entrance hall
- One living room with french doors leading to kitchen diner
- Fitted kitchen with built in appliances open plan to dining area
- Downstairs WC
- Three bedrooms - master with luxury en-suite shower room
- Separate white three piece bathroom suite
- Gas fired central heating - high EPC rating
- Driveway and enclosed gardens laid in lawn to rear
- Stunning views over Belfast & beyond




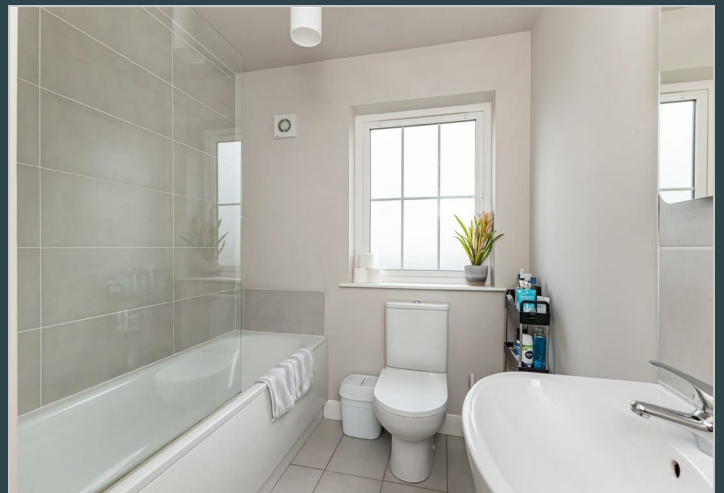
Area Map



Energy Efficiency Graph

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 82 | 82 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| Northern Ireland | EU Directive 2002/91/EC  | |



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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