

**simonBRIEN**  
RESIDENTIAL

31 Neills Hill Park,  
Belfast, BT5 6FL



Asking Price £250,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)



#### KEY FEATURES

- Well Maintained Semi-Detached Property In A Popular Residential Setting
- Three Well Proportioned Bedrooms
- Living Room With Feature Bay Window
- Dining Room
- Kitchen With Integrated Appliances
- Shower Room
- uPVC Double Glazed Window Frames
- Gas Heating
- Detached Garage
- Rear Garden
- Within Walking Distance Of Ballyhackamore Village, The Comber Greenway & Public Transport Links
- Close To Belfast City Centre, Belfast City Airport, Shops & Restaurants

#### SUMMARY

Found within walking distance of Ballyhackamore Village, number 31 Neils Hill Park comes to the market and will no doubt appeal to those seeking a very well maintained home within this ever popular part of East Belfast.

The layout comprises an entrance hall, living room with feature bay window, dining room, and a separate fitted kitchen with some integrated appliances. On the first floor, there are three well-proportioned bedrooms and shower room. The property benefits from gas heating, and uPVC double glazed window frames. Outside, there is a front garden and driveway, while the rear of the property enjoys a garden with patio area and a detached garage.

Excellent local primary and post primary schools, restaurants, public transport links are all within easy reach, and the property will no doubt appeal to a wide range of potential purchasers.



#### ACCOMMODATION

##### GROUND FLOOR

Entrance door.



##### ENTRANCE HALL:



##### LIVING ROOM: 12' 10" x 10' 4" (3.91m x 3.15m) Into bay.

Cast iron fireplace, leaded stained glass in upper panes.



**KITCHEN:**

**11' 3" x 8' 10" (3.43m x 2.69m)**

Full range of high and low level units, 4 ring ceramic hob, plumbed for washing machine, eye level oven.



**DINING ROOM:**

**16' 3" x 9' 10" (4.95m x 3m)**

Stone fireplace.



**FIRST FLOOR**

**LANDING:**

Access to roofspace via folding ladder.



**BEDROOM (1):**  
**12' 9" x 10' 0" (3.89m x 3.05m)**  
 Leaded stained glass upper panes.



**SHOWER ROOM:**  
 Shower cubicle with thermostatic shower, pedestal wash hand basin, low flush WC.



**BEDROOM (2):**  
**10' 0" x 9' 10" (3.05m x 3m)**



**OUTSIDE**  
**DETACHED GARAGE:**  
**19' 9" x 8' 9" (6.02m x 2.67m)**  
 Up and over door, light and power, side service door.



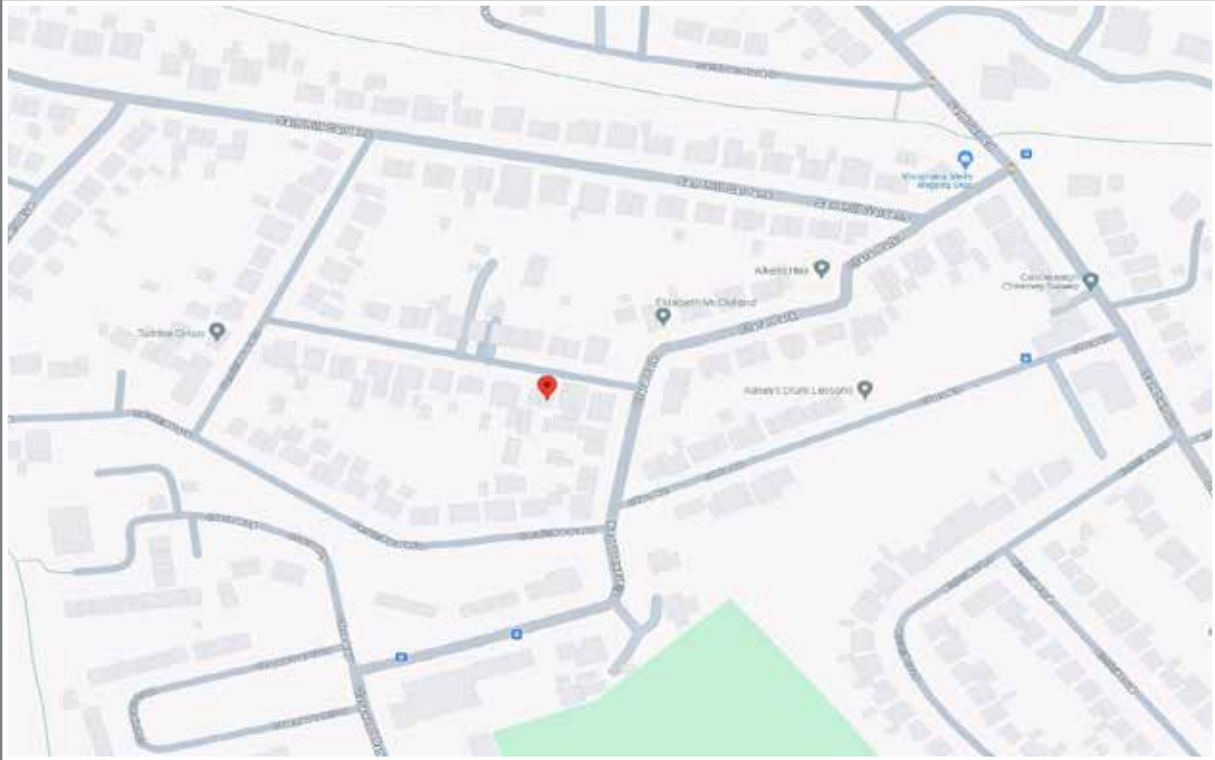
**BEDROOM (3):**  
**7' 1" x 5' 9" (2.16m x 1.75m)**



This plan is for illustrative purposes only.  
 Plan produced using PlanUp.  
**31 Neils Hill Park, Belfast**

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# 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](http://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: SHJD/G/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	62 D
39-54	E		
21-38	F		
1-20	G		

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