



7 Briar Hill, Four Winds, Belfast, BT8 6XW

Asking Price £214,950

Briar Hill, off Upper Malvern, is a quiet residential development positioned just off the Cairnshill road in the ever popular 'Four Winds' area of South East Belfast. A popular location for first time buyers and young families, the local area is well know for its excellent selection of primary and post primary schools, retail facilities such as Forestside shopping centre and Tesco Newtownbreda, whilst also offering an easy commute into Belfast city centre and surrounding areas.

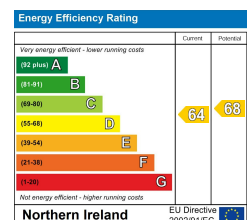
For the more active members of the family, you will also find open green areas such as the Cregagh Glen and many local sports clubs & facilities.

Internally the property has been finished and presented to an excellent standard throughout, comprising, a spacious lounge to the front, a modern fitted kitchen dining with double doors to the garden and a contemporary white bathroom suite on the first floor.

In addition to this, the property also benefits from gas fired central heating, double glazing, off street parking and well maintained gardens to the front and rear.

An excellent home with little to do but add furniture.

- Semi Detached Chalet Bungalow
- Spacious Lounge To The Front
- Contemporary White Bathroom Suite 1st Floor
- Double Glazing
- Driveway With Ample Parking
- Three Good Sized Bedrooms
- Modern Fitted Kitchen / Dining To The Rear
- Gas Heating
- Front Garden Laid in Lawns
- Enclosed Rear Garden and Decked Patio Area



The accommodation Comprises



Open entrance porch. Glass panelled front door to entrance hall, under stairs storage. tiled flooring.



Lounge 18'3 x 12'9 (5.56m x 3.89m)



Granite fire place with wooden surround. Oak flooring.



Modern Fitted Kitchen / Dining 19'2 x 11'3 (5.84m x 3.43m)



Excellent range of high and low level built-in units, built in four ring hob, overhead extractor fan and eye level oven, integrated fridge freezer and washing machine, part tiled walls and tiled floor continued from hallway. Breakfast Bar. Spot-lights. Upvc patio doors providing access to patio and garden area.



First Floor

Bedroom One 12'2 x 11'5 (3.71m x 3.48m)



Oak Flooring. Double built-in sliding robes.



Bedroom Two 14'0x8'10 (4.27mx2.69m)



Oak Flooring.

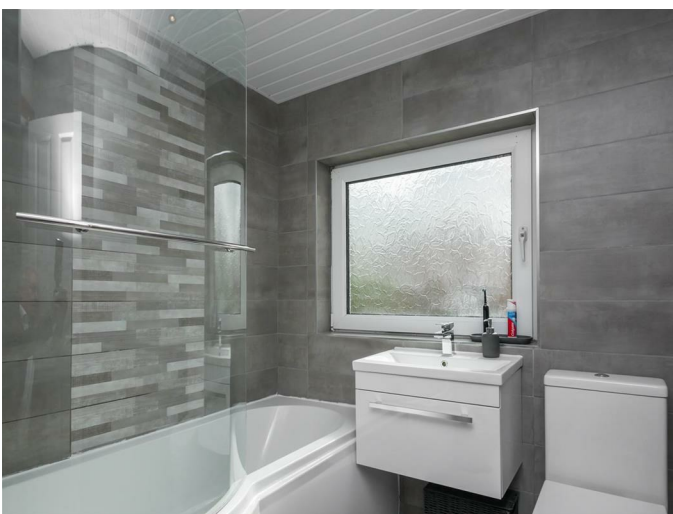


Bedroom Three 11'2 x 10'2 (3.40m x 3.10m)



At widest points. Oak Flooring

White Bathroom Suite



Comprising panelled bath with mixer taps and chrome shower unit with drench head and hand shower attachment, wash hand basin with mixer taps and storage below, low flush w/c, tiled walls, tiled floor. Heated chrome towel rail.

Landing

Former hot press now housing gas boiler.

Access to roof space via fold down ladder, floored for storage.

Outside Front

Front gardens laid in lawns.

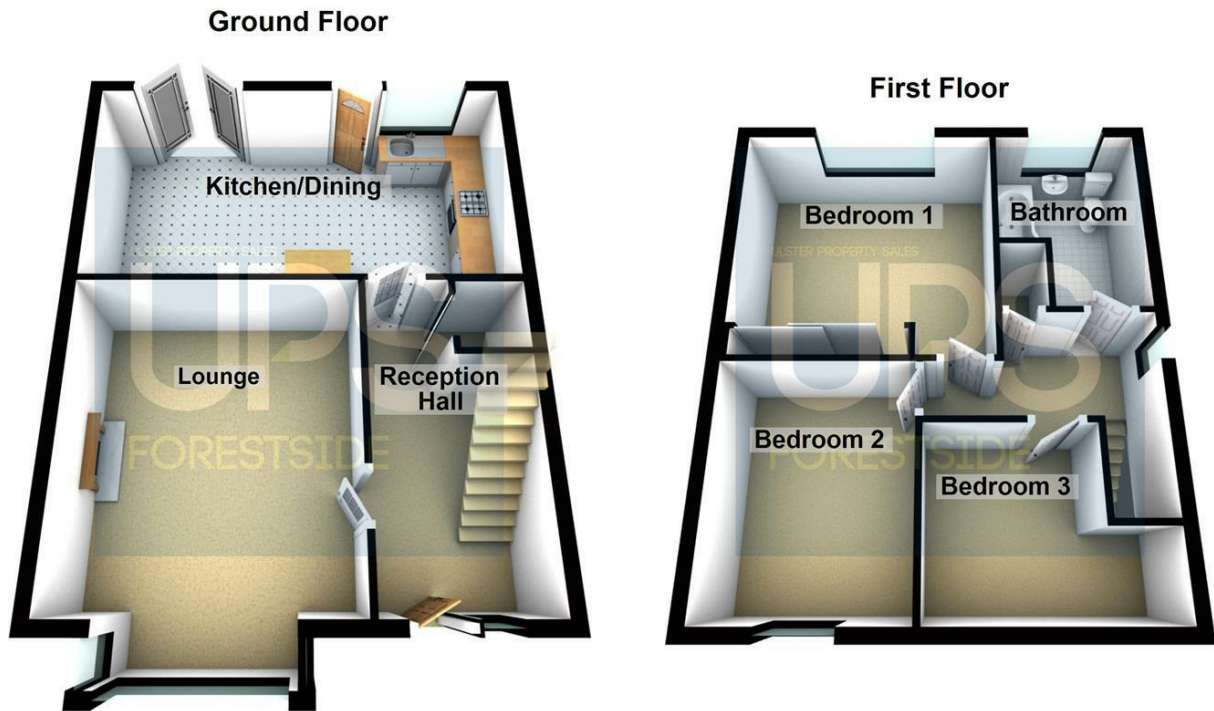
Driveway with ample parking.

Outside Rear



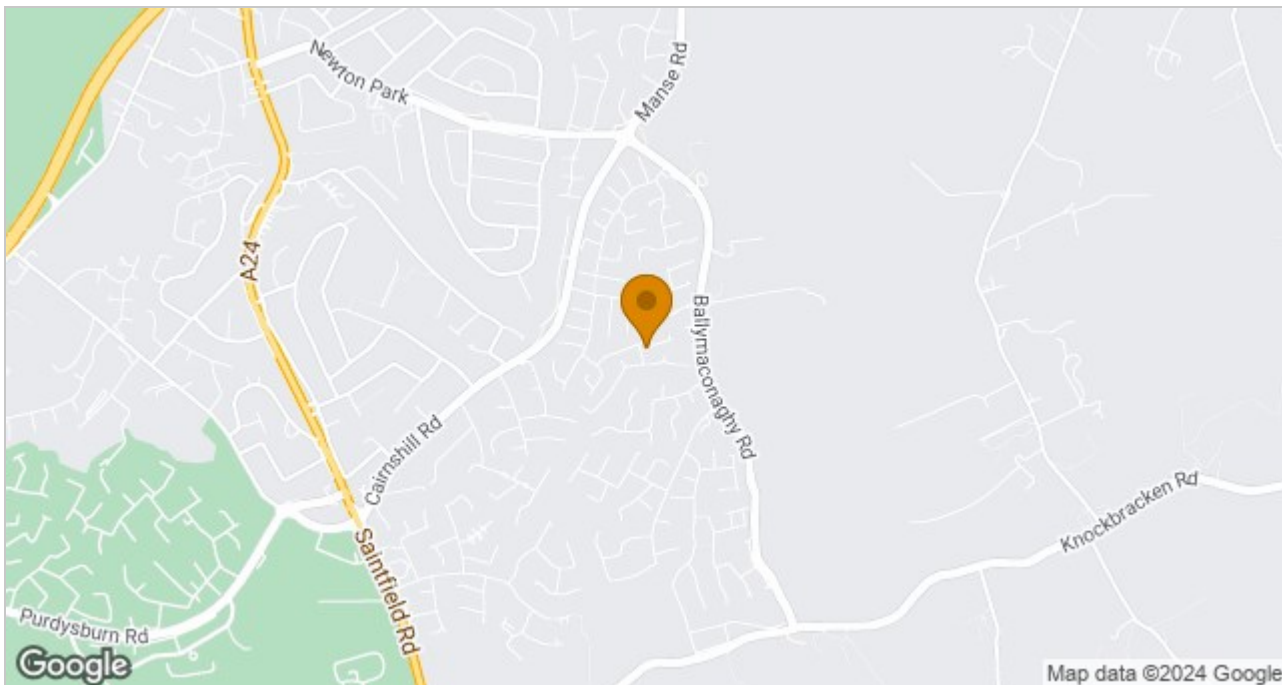
Enclosed rear garden laid in lawns and decked patio area. Bordered by timber fencing.

Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.
Plan produced using PlanUp.

Area Map



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.

ULSTERPROPERTYSALES.CO.UK

ANDERSONSTOWN
028 9060 5200
BALLYHACKAMORE
028 9047 1515
BALLYMENA
028 2565 7700

BALLYNAHINCH
028 9756 1155
BANGOR
028 9127 1185
CARRICKFERGUS
028 9336 5986

CAUSEWAY COAST
0800 644 4432
CAVEHILL
028 9072 9270
DOWNPATRICK
028 4461 4101

FORESTSIDE
028 9064 1264
GLENGORMLEY
028 9083 3295
MALONE
028 9066 1929

NEWTOWNARDS
028 9181 1444
RENTAL DIVISION
028 9070 1000



Forestsides Estates Ltd; Trading under licence as Ulster Property Sales (Forestsides) Reg. No. NI051121;
Registered Office: 9 Upper Crescent, Belfast B17 1NT
©Ulster Property Sales is a Registered Trademark