

simon**BRIEN**
RESIDENTIAL

6 Mill Gate,
Belfast, BT5 7GY



Asking Price £245,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Modern Mid Townhouse Within A Small Development
- Three Well Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room)
- Open Plan Living Room / Dining Room
- Attractive Fitted Kitchen With Integrated Appliances
- Utility Room
- Main Bathroom In White Suite
- Downstairs Cloakroom With WC
- Integral Garage and Rear Living Room
- Off Street Parking To Front
- Enclosed Rear Patio Garden Area
- uPVC Double Glazed Window Frames
- Gas Heating
- Within Walking Distance Of Leading Primary & Post Primary Schools Close To Shops, Public Transport Links & Arterial Routes

SUMMARY

This very well presented mid-townhouse is found off Gilnahirk Road, a popular and established residential area within East Belfast.

The layout comprises on the ground floor, downstairs cloakroom with WC, utility room and integral garage and living room. On the first floor, is the main living room open to dining area and attractive fitted kitchen with integrated appliances.

On the second floor, there are three well-proportioned bedrooms (master bedroom has an ensuite and feature vaulted ceiling) and main bathroom in white suite which also serves bedroom two.

Outside, there is a private patio area accessed from the living room and parking to the front.

Within easy reach of leading primary and post primary schools, a great range of local specialist local shops, public transport links and arterial routes, potential purchasers have easy access to Ballyhackamore, Belfast City Centre and Belfast City Airport.



ACCOMMODATION

GROUND FLOOR

Entrance door.

ENTRANCE HALL:

Ceramic tiled floor.

GARAGE:

11' 9" x 9' 2" (3.58m x 2.79m)

Max.

Roller door, power and light.



CLOAKROOM:

Low flush WC, pedestal wash hand basin with mixer taps, ceramic tiled floor.



LIVING ROOM:

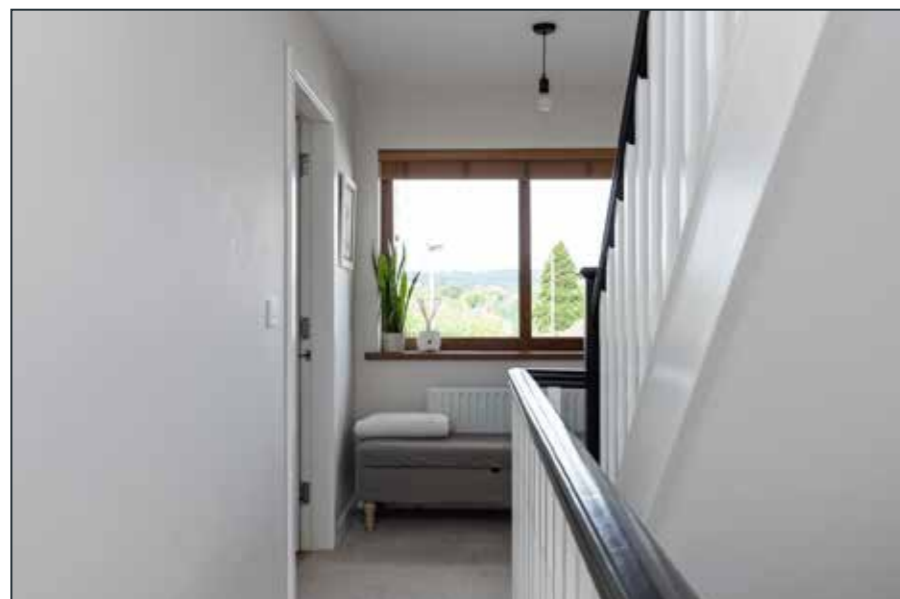
12' 10" x 9' 1" (3.91m x 2.77m)



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UTILITY ROOM:
12' 0" x 6' 4" (3.66m x 1.93m)
Full range of high and low level units, stainless steel single drainer sink unit with mixer taps, plumbed for washing machine, ceramic tiled floor.

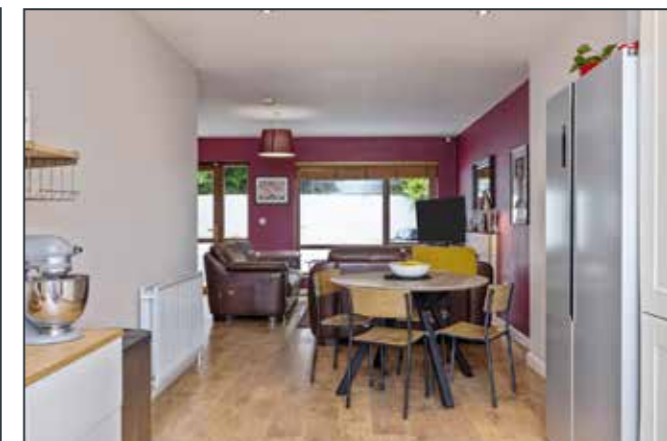


FIRST FLOOR
LANDING:
Views to Stormont.



KITCHEN:
19' 3" x 9' 5" (5.87m x 2.87m)
Full range of high and low level units, 4 ring gas hob and under oven, sink unit with mixer taps, built in dishwasher, recess for large fridge freezer, wood laminate floor, open plan to Sitting Room.

SITTING ROOM:
16' 3" x 12' 9" (4.95m x 3.89m)
Limestone fireplace with gas fire, wood laminate floor.





SECOND FLOOR

BEDROOM (1):
16' 3" x 10' 3" (4.95m x 3.12m)
 Vaulted ceiling.



BEDROOM (2):
11' 4" x 9' 5" (3.45m x 2.87m)
 Views to Stormont.



BEDROOM (3):
9' 3" x 6' 4" (2.82m x 1.93m)

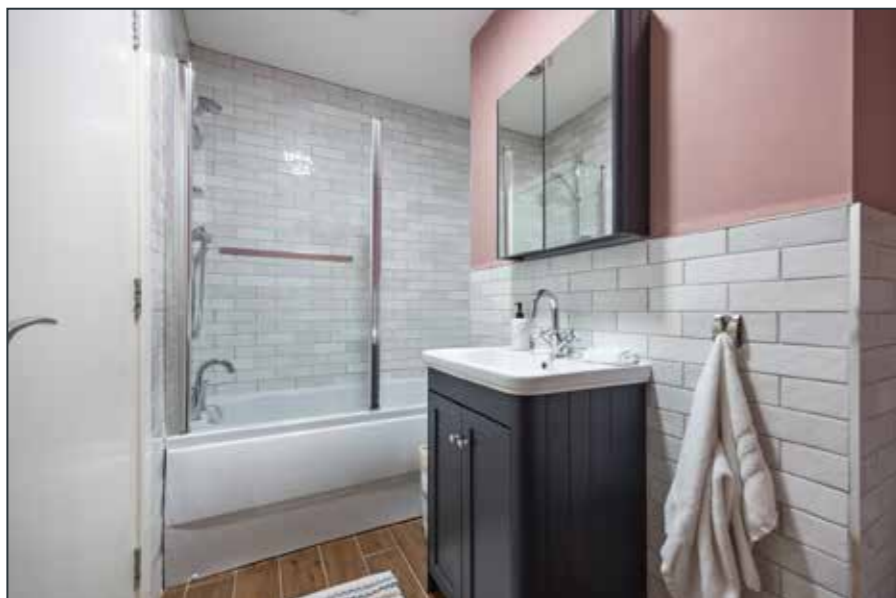
OUTSIDE

Paved patio to rear.



ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with thermostatically controlled shower, vanity sink unit with mixer taps, towel radiator, ceramic tiled floor.



BATHROOM:

White suite comprising: Panelled bath with mixer taps and telephone hand shower, low flush WC, vanity sink unit with mixer taps, chrome towel radiator, ceramic tiled floor.



Floor 1



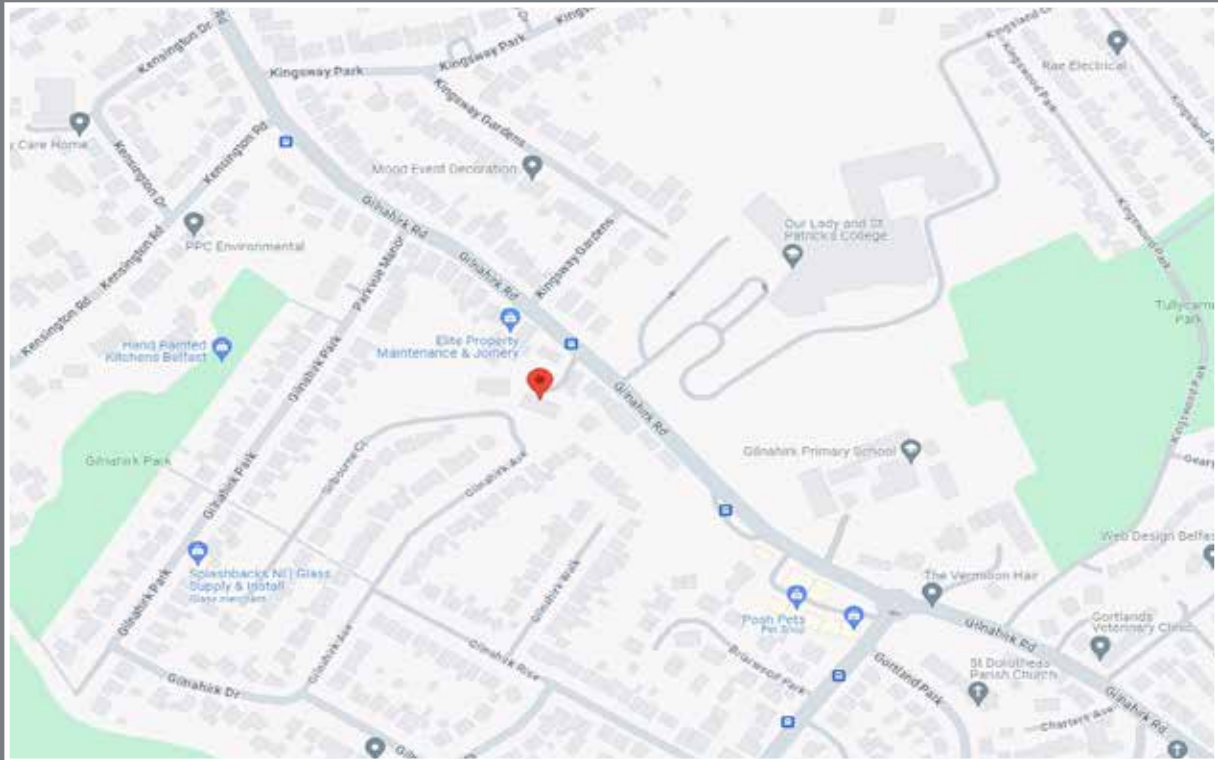
Floor 2



Floor 3

Floorplan is for illustrative purposes only and is not to scale

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: SHJD/G/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0370-2183-7430-2094-5035

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