

simonBRIEN
RESIDENTIAL

2 Bracken Hill Park,
Belfast, BT8 6BB



Asking Price £445,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Recently Constructed Detached Family Home
- Exceptional Level Of Finish & Presentation Throughout
- Four Generous Bedrooms
- Spacious Living Room
- High Quality Fully Fitted Kitchen With Excellent Range Of Appliances Open To Casual Dining / Living
- Separate Utility Room
- Contemporary Bathroom, Ensuite & Downstairs Cloakroom
- Gas Fired Central Heating
- Double Glazing
- Alarm System Installed
- Pleasant Enclosed Gardens To Rear in Lawns and Patio
- Driveway Parking
- Popular & Convenient Residential Location Close To Excellent Amenities, Schooling & Transport Routes

DESCRIPTION

The Four Winds area of South Belfast is an extremely popular residential location which is favoured by young families and professionals who appreciate the ease of convenience to a host of local amenities including, shopping at Forestside, local schooling and transport routes to and from the city centre and other surrounding towns.

Set within a small select development of 5 only properties this attractive detached family home offers exceptionally well presented accommodation finished to a superb standard throughout comprising, four generous bedrooms, spacious living room, contemporary fitted kitchen with a range of high quality appliances, open to casual living, together with high quality bathroom and ensuite.

The property also benefits from a utility room, downstairs cloakroom, fully enclosed gardens to rear and driveway parking

Properties of this nature in this location have consistently proved popular, and we have no hesitation encouraging appointments at your earliest convenience, to fully appreciate the quality and finish of accommodation on offer.

Please contact our South Belfast office on 028 9066 8888 to arrange a viewing.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood Door to Entrance Hall,
storage under stairs

CLOAKROOM:

WC and wash hand basin



LIVING ROOM:

17' 9" x 12' 4" (5.40m x 3.76m)

Wooden floor





KITCHEN/LIVING/DINING:
28' 3" x 13' 2" (8.62m x 4.02m)

Kitchen – High and Low Level units, inset sink, 4 ring hob, electric oven, integrated fridge freezer and dishwasher, tiled floor

Living/Dining – Double doors to rear



UTILITY ROOM:

Low level units, inset sink, plumbed washing machine



FIRST FLOOR

BEDROOM (1):

12' 4" x 9' 6" (3.76m x 2.90m)



ENSUITE:

Fully Tiled Shower Enclosure, overhead shower, telephone hand shower, low flush WC, wash hand basin with vanity unit



BEDROOM (2):
13' 5" x 9' 1" (4.10m x 2.76m)



BEDROOM (3):
14' 6" x 9' 5" (4.42m x 2.86m)



BEDROOM (4):
13' 2" x 8' 9" (4.02m x 2.66m)



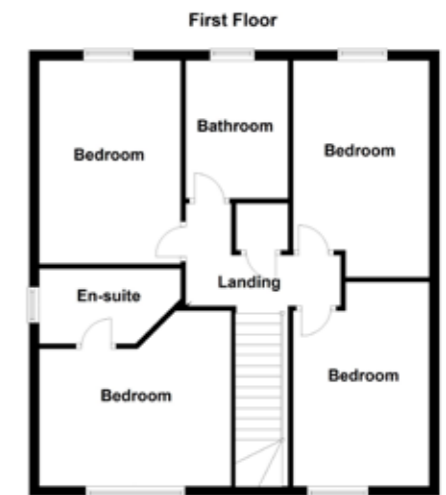
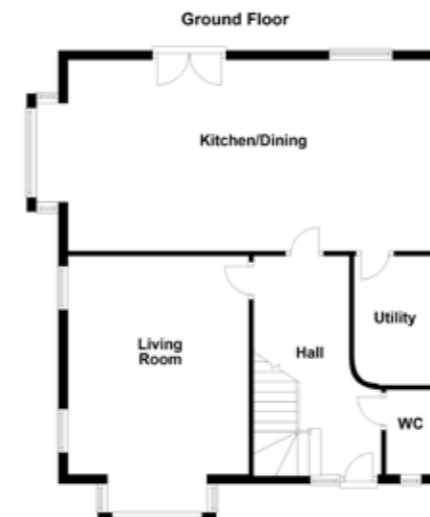
BATHROOM:
Free standing bath, mixer taps, separate shower enclosure, overhead shower, telephone hand shower, low flush WC, wash hand basin with vanity unit



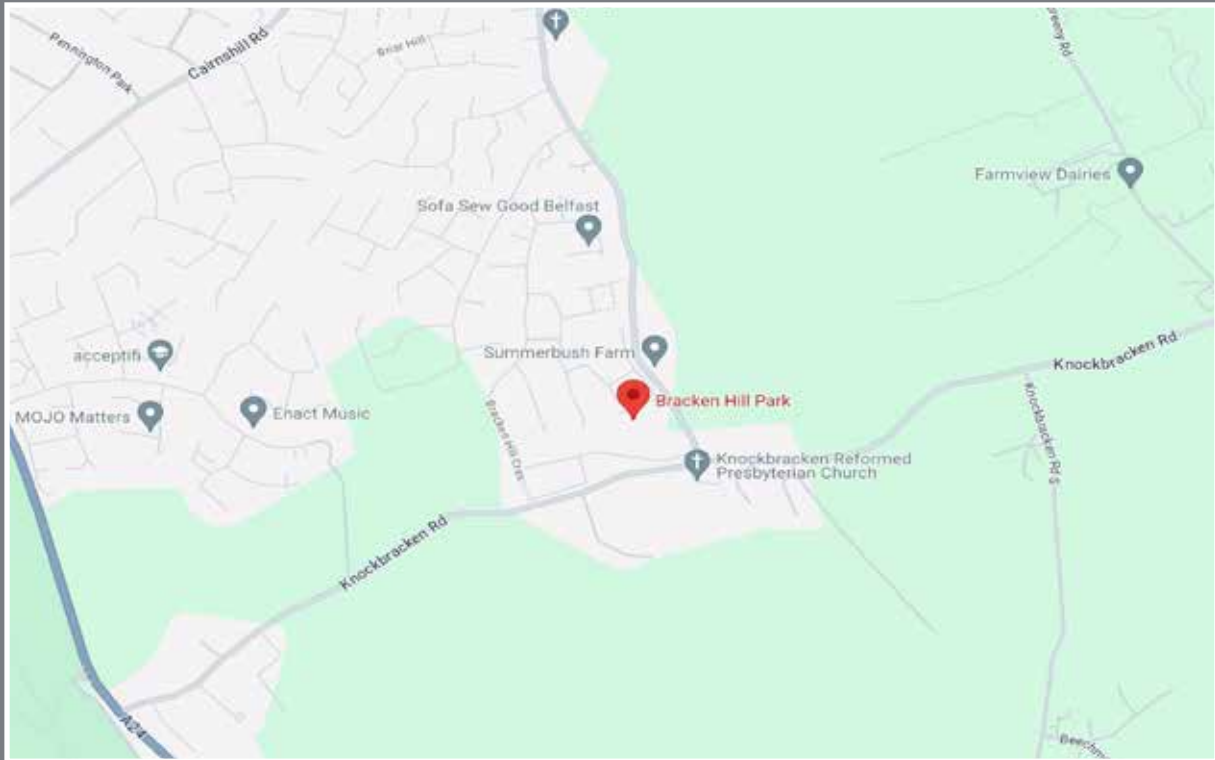
LANDING:
Storage Cupboard, access to roofspace

OUTSIDE

Gardens front and enclosed to rear, lawns and patio. Driveway parking



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/F/24/SD



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