

**simonBRIEN**  
RESIDENTIAL



10 Upper Braniel Road,  
Belfast, BT5 7TS



Asking Price £850,000

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



#### KEY FEATURES

- Luxury Detached Villa with Stunning Views of Belfast City, Harbour and Hills beyond
- Five bedrooms (one with two walk in wardrobes and ensuite shower)
- Bathroom and Shower room
- Cloakroom with WC
- Three reception Rooms
- Utility Room
- Double Garage with first floor Home Gym and Ensuite shower
- Boiler room plumbed for additional kitchen
- Luxury Garden Room
- Exceptional standard of finish and presentation throughout
- Oil Central Zoned Heating
- Cat 6 wiring
- Garden Room used as home office
- Remote controlled electric gates with intercom
- Overall Site Extends to approximately 1 acre



#### SUMMARY

Situated down a private laneway off the Upper Braniel Road, this very attractive, traditional style detached house, constructed only two years ago, is situated in the most idyllic of settings in the heart of the Castlereagh Hills. Enjoying views over the countryside, and beyond to the City Centre, one does get the benefits of country living, yet remaining very close to the local amenities, and shops at Gilnahirk and Forestside, and within easy commuting distance via the Outer Ring. Internally, this traditional looking house flatters to deceive with a modern interior and contemporary layout suitable for modern living, to provide excellent family accommodation.

The layout comprises of a large living room, sitting room, kitchen with dining area open to a sun room with vaulted ceiling and stunning views, cloakroom with wc and utility room complete the ground floor. The first floor comprises of three large bedrooms (one with two walk in wardrobes and shower room and a family bathroom. The second floor has two further bedrooms and a shower room.

Externally the Garage is linked via a covered area ideal for pets, and the garage will house two cars, through twin remote controlled doors. There is a boiler room plumbed for another kitchen, and upstairs there is a home gym and ensuite shower room, ideal a doubling up as a guest suite.

Outside there is a driveway capable of parking several cars with turning space, a garden in lawns and a Garden Room used as a home office enjoying stunning views and runs into a paddock. The overall site extends to approximately 1 acre. This delightful property and its picturesque setting would appeal to a wide range of purchasers who would like all the aspects of a rural environment, yet within easy reach of Belfast.



**ACCOMMODATION**

**GROUND FLOOR**

Entrance door with arch fan light.

**ENTRANCE HALL**



**LIVING ROOM:**  
**16' 0" x 11' 8" (4.88m x 3.56m)**

Wood laminate floor.



**SITTING ROOM:**  
**13' 1" x 11' 3" (3.99m x 3.43m)**



**KITCHEN OPEN TO DINING:**  
**31' 5" x 13' 0" (9.58m x 3.96m)**

Full range of high and low level units with Quartz work surfaces, twin Bosch ovens, full height fridge and freezer, dishwasher, stainless steel single drainer sink unit with mixer taps and Quooker tap with sparkling water, central island with Quartz work surfaces, Bosch ceramic induction hob with down draft extractor, breakfast bar, stunning views to Belfast Harbour, Belfast Lough and beyond, French double doors to patio. Open plan to Sun Room.





**SUN ROOM:**  
**13' 6" x 12' 7" (4.11m x 3.84m)**

Vaulted ceiling, wood laminate flooring, stunning views.

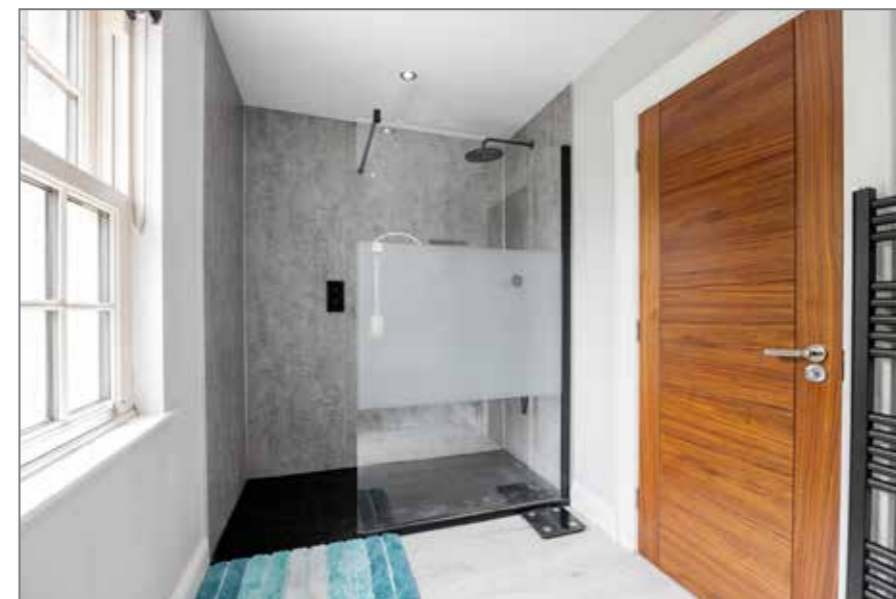


**UTILITY ROOM:**  
**13' 1" x 7' 5" (3.99m x 2.26m)**

Full range of units, plumbed for washing machine, stainless steel single drainer sink unit with mixer taps, shelved pantry.



**CLOAKROOM:**  
Low flush WC, semi pedestal wash hand basin with mixer taps.



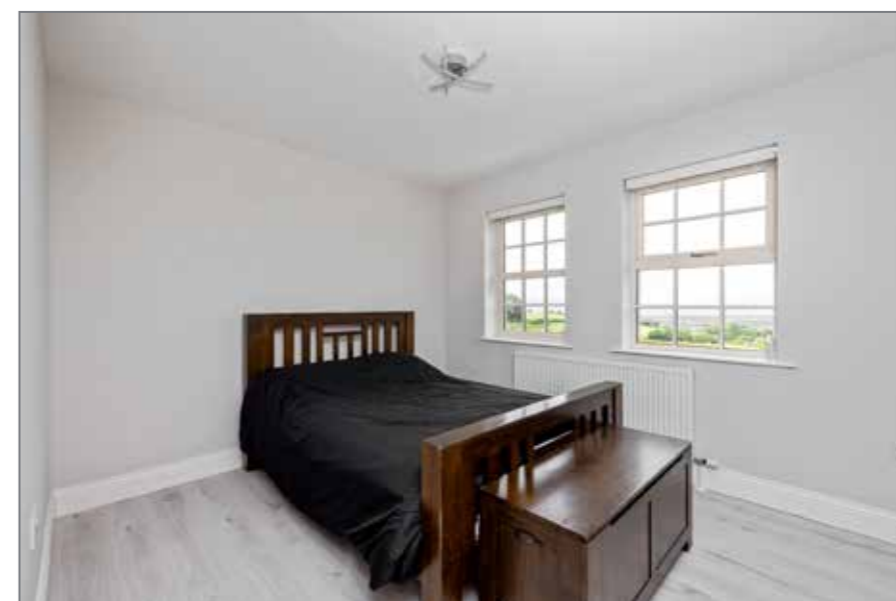
**WALK IN WARDROBE:**  
7' 2" x 7' 1" (2.18m x 2.16m)  
French window to Juliet Balcony with stunning views.

**WALK THROUGH WARDROBES:**  
11' 1" x 6' 2" (3.38m x 1.88m)

**ENSUITE SHOWER ROOM:**  
Walk in shower, overhead rain shower, vanity sink unit, low flush WC, towel radiator, heated light mirror with speaker.



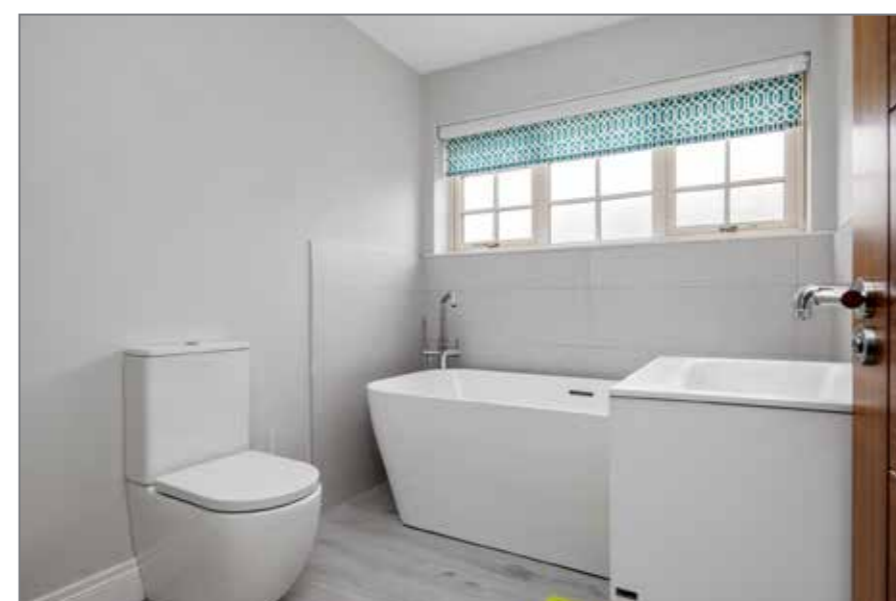
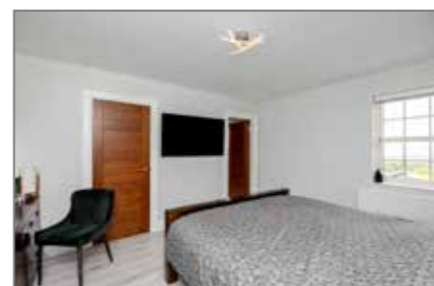
**FIRST FLOOR**



**BEDROOM (2):**  
11' 9" x 9' 6" (3.58m x 2.9m)  
Stunning views.

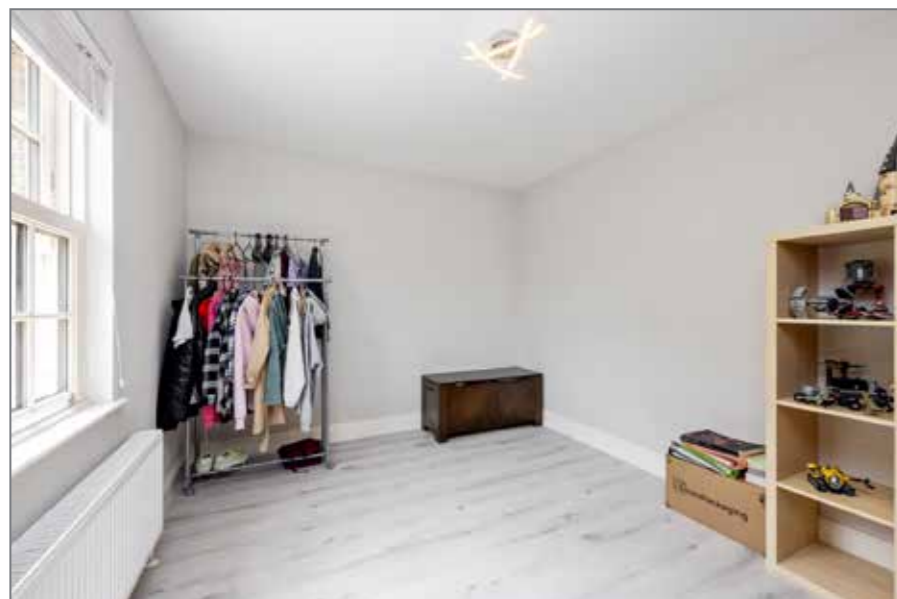


**BEDROOM (1):**  
13' 9" x 11' 9" (4.19m x 3.58m)  
Stunning views. Wood laminate flooring, dual aspect with French window.



**BATHROOM:**  
Large bath with mixer taps and shower fitting, vanity sink unit, low flush WC, fully tiled shower cubicle, overhead rain shower, chrome towel radiator, waterproof wood laminate floor, light mirror.





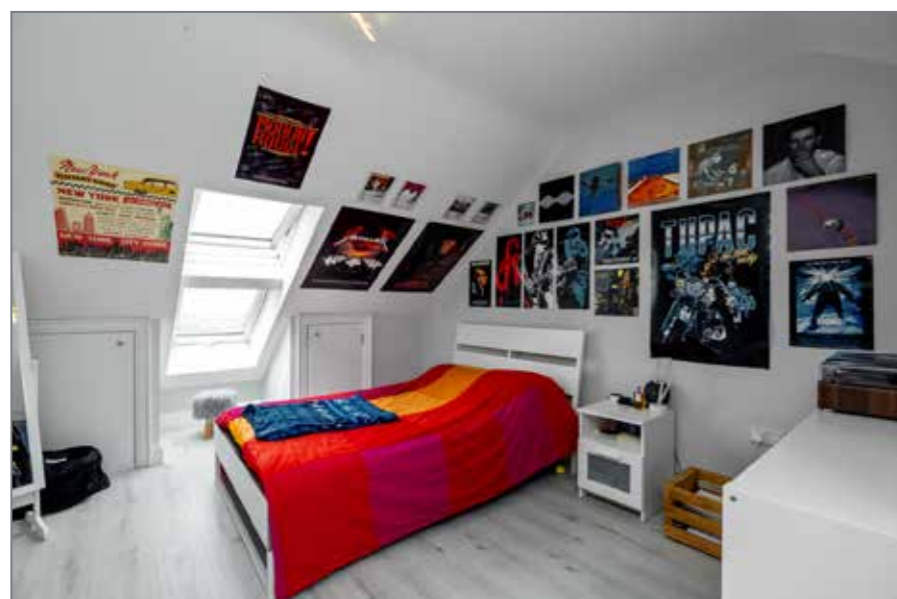
**BEDROOM (3):**  
11' 9" x 9' 7" (3.58m x 2.92m)

Wood laminate floor.



**BEDROOM (5):**  
16' 10" x 11' 9" (5.13m x 3.58m)

Provision for wardrobe space, Keylite windows with stunning views.



**SECOND FLOOR**

**BEDROOM (4):**  
17' 0" x 11' 8" (5.18m x 3.56m)

Velux window, storage into eaves.



**OUTSIDE**

**LINKED ATTACHED GARAGE:**

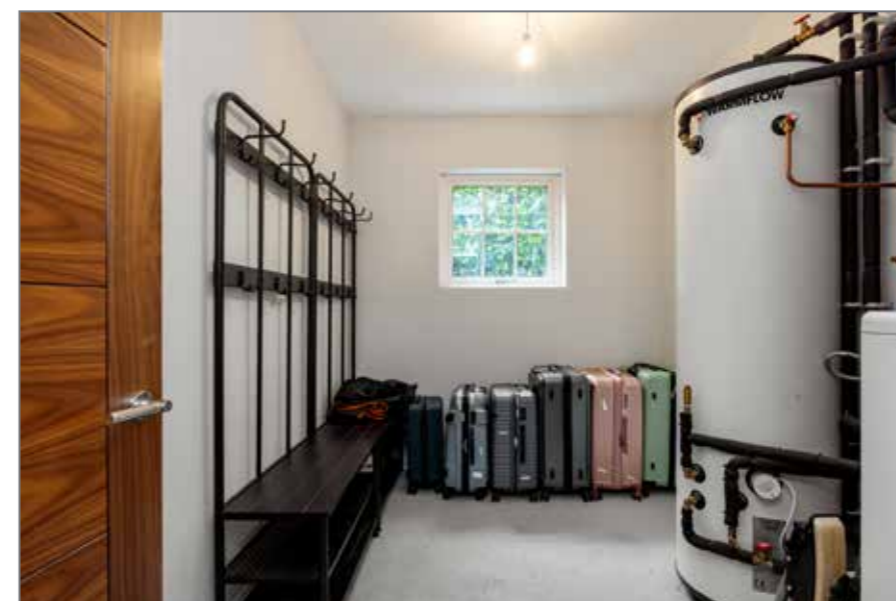
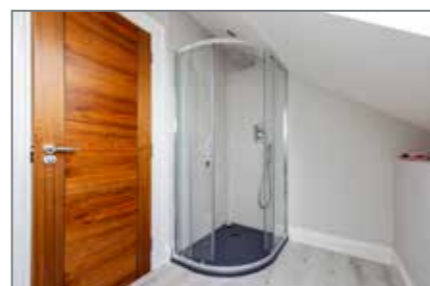
**GARAGE:**  
18' 5" x 18' 3" (5.61m x 5.56m)

Radiators, light and power. Twin remote control roller doors.



**SHOWER ROOM:**

Fully tiled shower cubicle with overhead rain shower, low flush WC, vanity sink unit chrome towel radiator, light mirror.



**BOILER ROOM:**  
10' 6" x 7' 5" (3.2m x 2.26m)

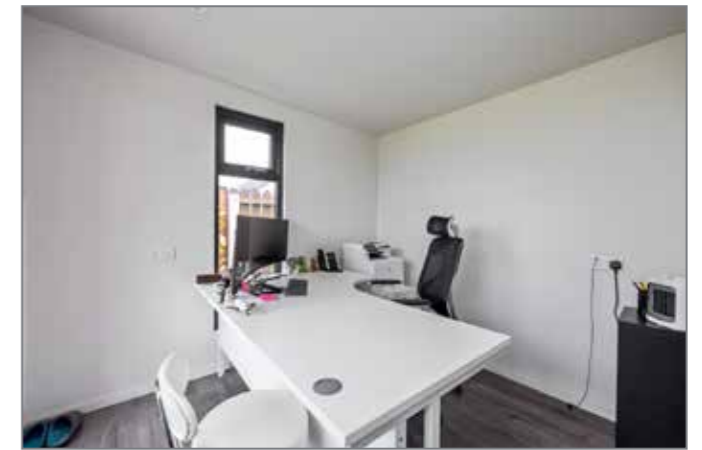
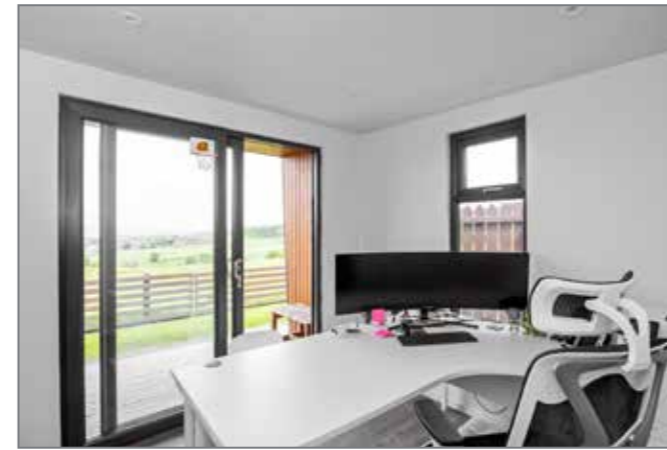
Provision for hot and cold taps, Warm-flow pressurised cylinder, oil fired boiler.



## FIRST FLOOR

### HOME GYM: 18' 5" x 18' 6" (5.61m x 5.64m)

Feature oval window. CAT 6 cabling.



Paved patio. Pergola with LED lighting, golden bamboo shielding. 1 acre site. Hot and cold outside taps. Border hedging. Large driveway with ample parking for several cars.



### ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with thermostatic overhead rain shower, semi pedestal wash hand basin with mixer taps, low flush WC.

### LANDING:

Storage cupboard.

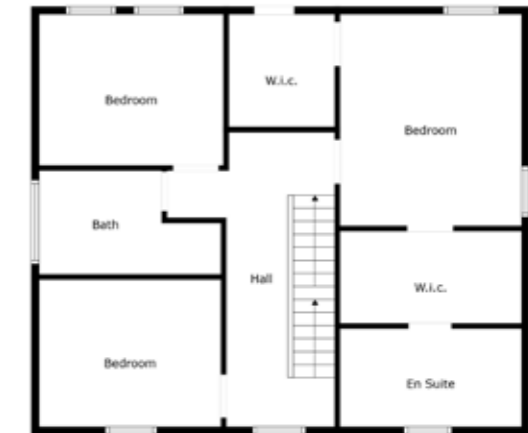
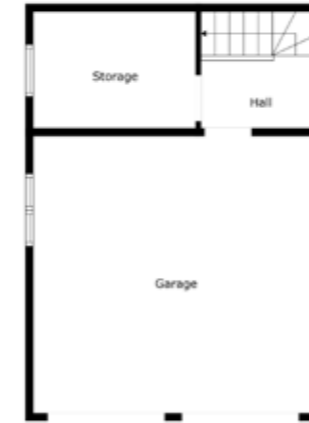


## OUTSIDE

### GARDEN ROOM: 8' 9" x 8' 9" (2.67m x 2.67m)

Sliding door. Stunning views.





Plans for illustrative purposes only and to not to scale

All plans are approximate and for display purposes only



# 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

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REF: SHJD/F/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85-91	85-91
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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