

simon**BRIEN**
RESIDENTIAL

23 Cleveley Park,
Belfast, BT8 6NB



Offers Over £239,950

Telephone 02890 668888
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KEY FEATURES

- Attractive Red Brick Semi-Detached Property
- Three Generous Bedrooms
- Living Room
- Luxury Fitted Kitchen Open Plan Dining Area
- Newly Fitted Modern Fully Tiled Bathroom
- Recently Installed Gas Heating
- Recently Rewired & Wired Smoke Alarms
- Conservatory
- Downstairs WC
- uPVC Double Glazing
- Upvc Facia Boards & Soffits
- Paved Driveway Parking For 3 Vehicles
- Detached Garage
- Well Presented Accommodation Throughout
- Gardens To Front & Rear & Paved Sitting Area
- Popular & Convenient Location Close To Local Schooling, Amenities & Transport Routes

DESCRIPTION

The Four Winds in Southeast Belfast is an extremely popular residential location, which is favourable with young families and first time buyers who appreciate easy convenience to a host of amenities including shopping at Forestside Shopping Centre, local schooling, and transport routes to and from the City and other surrounding towns.

This particular semi-detached home is very well presented throughout, providing accommodation of, three bedrooms, living room, downstairs wc, luxury fitted kitchen open plan dining area, and recently fitted modern fully tiled bathroom. In addition, the property benefits from being recently rewired and fitted with gas heating. Externally there are pleasant gardens, paved driveway parking for 3 vehicles and a detached garage.

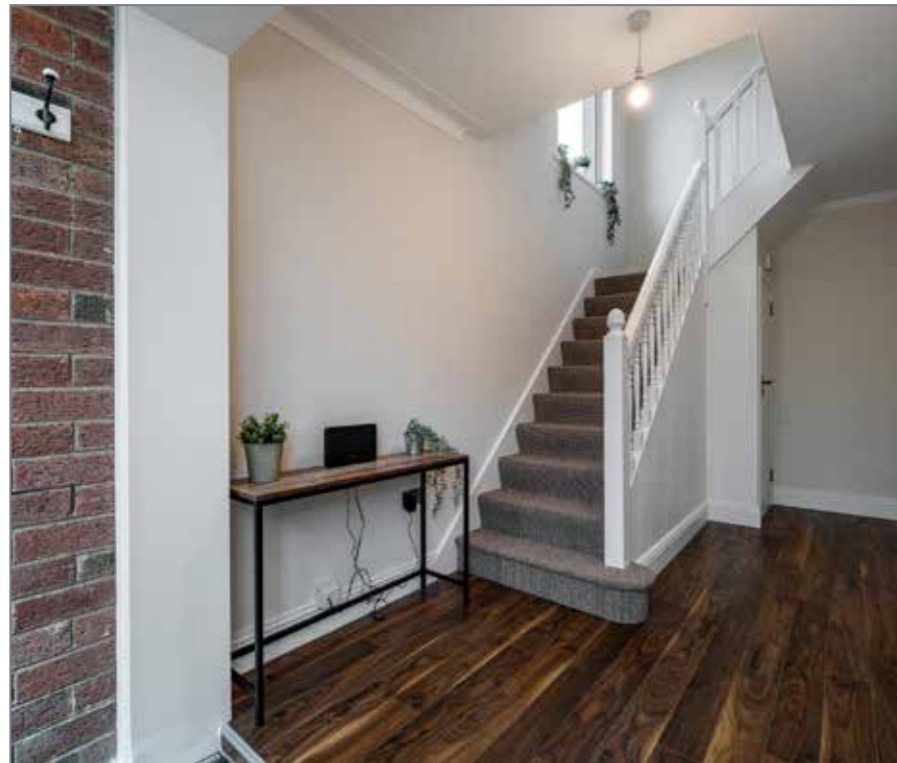
Semi-detached homes in this location have consistently proved extremely popular with no hesitation in encouraging a viewing at your earliest convenience by private appointment through our South Belfast office on 028 9066 8888. sed rear garden in lawn with mature hedges.

ACCOMMODATION

GROUND FLOOR

RECEPTION PORCH:

Composite front door with double glazed side panels to reception porch with tiled floor and exposed brick wall.



DOWNSTAIRS WC:

Low flush WC, pedestal wash hand basin and understairs storage.



LIVING ROOM:

11' 3" x 11' 1" (3.43m x 3.38m)

Laminate wood floor, corniced ceiling.



KITCHEN:

11' 11" x 8' 2" (3.63m x 2.49m)

Range of high and low level units, Hotpoint electric double oven, 4 ring ceramic hob, extractor fan, plumbed for washing machine, space for tumble dryer, stainless steel sink unit, partly tiled walls, low voltage spotlighting.



DINING AREA:
11' 3" x 10' 6" (3.42m x 3.19m)

Laminate wood floor, corniced ceiling, low voltage spotlighting.



CONSERVATORY:
11' 1" x 9' 6" (3.37m x 2.90m)

Tiled floor, uPVC double glazed door leading outside.



FIRST FLOOR

LANDING:

Laminate wood floor.
Access to floored roofspace
via slingsby ladder.



MAIN BEDROOM:
11' 3" x 10' 6" (3.43m x 3.21m)

Great views, laminate wood floor.



BEDROOM (2):
11' 1" x 10' 7" (3.38m x 3.23m)
 Laminate wood floor.



BEDROOM (3):
8' 2" x 7' 11" (2.50m x 2.41m)
 Open plan shelving, laminate wooden floor.



FULLY TILED BATHROOM:
 Low flush WC, pedestal wash hand basin with vanity unit, bath with shower above and telephone hand shower, low voltage spotlighting, extractor fan. Cupboard with shelves, Vialliant gas boiler.

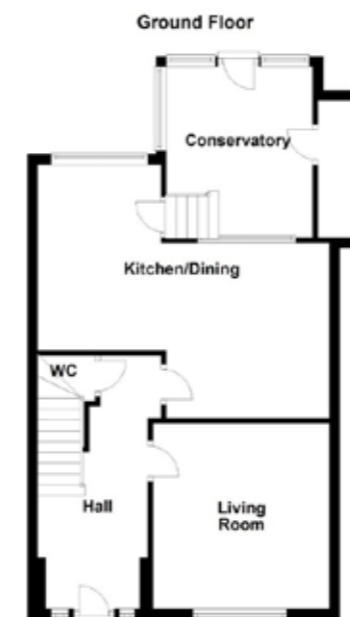


OUTSIDE

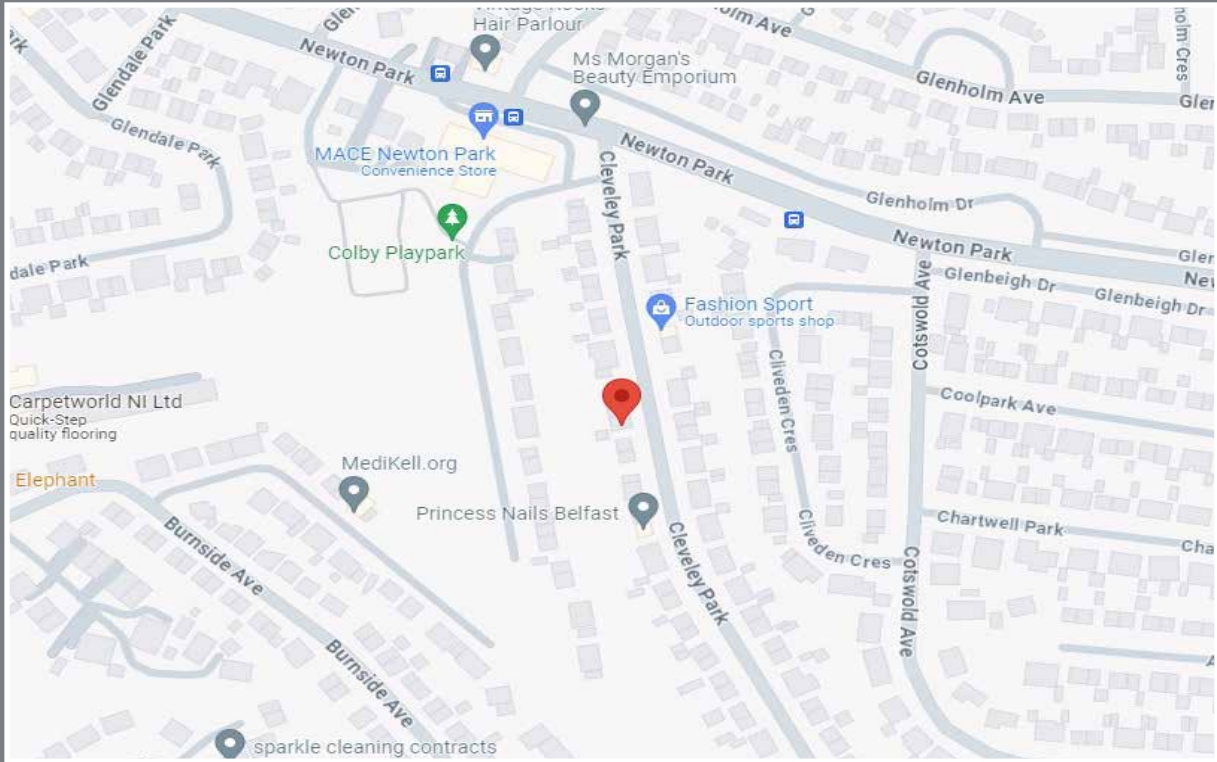
Wrought iron gates with paved driveway parking for three vehicles with front garden in lawn. Enclosed rear garden in lawn with mature hedges.

DOUBLE GARAGE:
18' 9" x 10' 6" (5.71m x 3.20m)

Up and over door



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**



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