

simonBRIEN
RESIDENTIAL

27 Newton Park,
Belfast, BT8 6LL



Offers Over £220,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Semi-Detached Property In Popular Four Winds Location
- Two Bedrooms But Was Originally 3 Bedrooms & Could Be Converted Back
- Dining Room With Cast Iron Fireplace
- Living Room With Multifuel Stove & Built In Shelves
- Recently Fitted Luxury Fitted Kitchen With Integrated Appliances
- Modern Shower Room
- Gas Heating
- uPVC Double Glazing
- Paved Driveway Parking
- Detached Garage
- Well Presented Accommodation Throughout
- Enclosed Paved Rear Gardens
- 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, two bedrooms but originally three and can be converted back, living room, dining room, recently installed modern fitted kitchen and shower room. Externally there are pleasant gardens, paved driveway parking 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.

ACCOMMODATION

GROUND FLOOR

RECEPTION HALL:

Solid wood and glazed front door to reception hall with laminate wood floor and understairs storage cupboard



DINING ROOM:

11' 8" x 9' 11" (3.56m x 3.02m)

Laminate wood floor, cast iron and tiled fireplace with tiled hearth



LIVING ROOM:

14' 4" x 9' 9" (4.36m x 2.97m)

Laminate wood floor, solid wood fireplace with brick inset and multifuel stove, built in book shelves and cupboard



KITCHEN:

15' 1" x 5' 7" (4.60m x 1.69m)

Laminate wood floor, wood panelled walls, range of high and low level units, integrated fridge freezer, integrated washing machine, under bench electric oven, integrated microwave, 4 ring ceramic hob, old Belfast sink, quartz worktops.



FIRST FLOOR

LANDING:

Access to roofspace

MAIN BEDROOM:

21' 12" x 9' 10" (6.70m x 3.01m)

Laminate wood floor



BEDROOM (2):

6' 8" x 6' 3" (2.03m x 1.91m)



SHOWER ROOM:

High flush WC, pedestal wash hand basin, double walk in shower, chrome heated towel radiator, low voltage recessed spot lighting



OUTSIDE

Stone pillars to paved driveway with grand xxx to the front. Enclosed paved rear garden with a selection of plants and shrubs.

DOUBLE GARAGE:

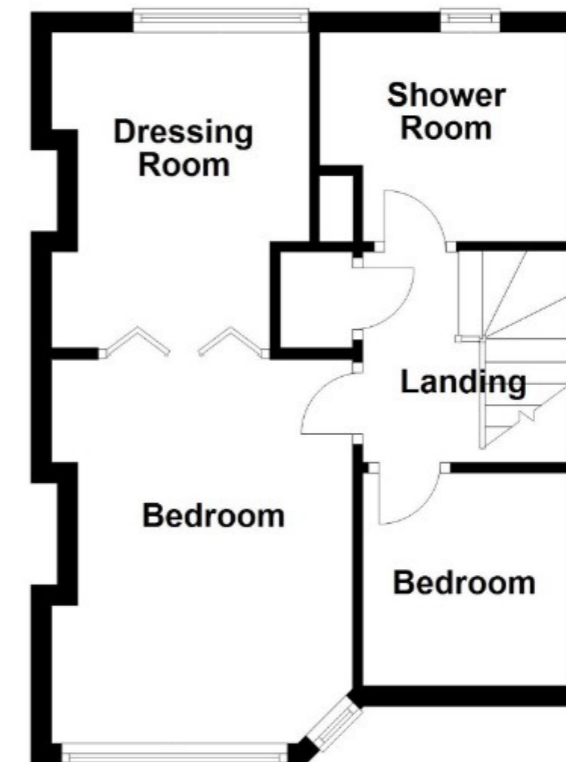
18' 9" x 10' 6" (5.71m x 3.20m)



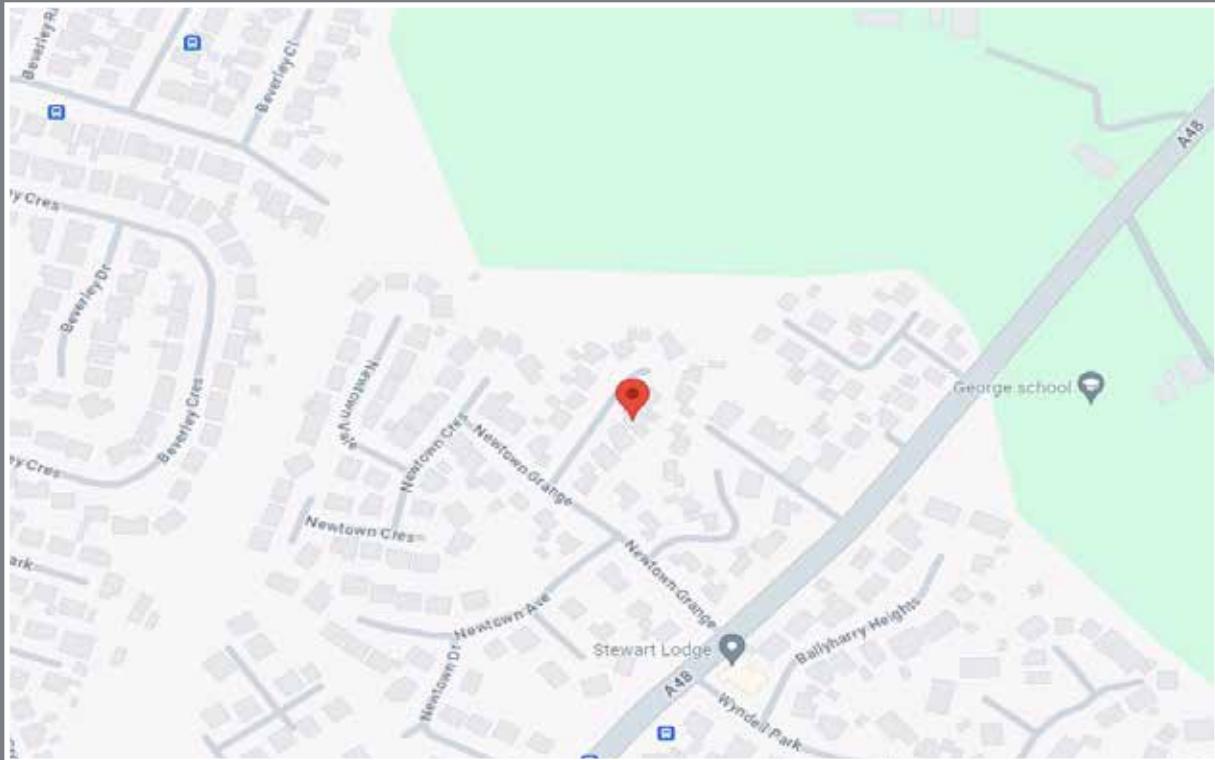
Ground Floor



First Floor



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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