

simon**BRIEN**  
RESIDENTIAL

12 Ashford Green,  
Belfast, BT4 2FR



Asking Price £125,000

Telephone 02890 595555

[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Mid Terrace Property
- Two Well Proportioned Bedrooms
- Living Room
- Fitted Kitchen With Casual Dining Area
- Contemporary White Bathroom Suite
- Oil Fired Central Heating
- uPVC Double Glazed Window Frames
- Enclosed Rear Garden With Paved Patio Area
- Close To Schools, Shops & Public Transport Links
- Convenient To Belfast City Centre, Titanic Quarter & Hollywood Exchange

## DESCRIPTION

This attractive mid terrace property is found in a cul-de-sac setting off the Hollywood Road, East Belfast.

The layout comprises on the ground floor, an entrance hall, living room and fitted kitchen with casual dining area. On the first floor, there are two well-proportioned bedrooms and a contemporary white bathroom suite.

Outside, there is a forecourt garden and an enclosed flagged rear yard.

The property benefits from upvc double glazed window frames and oil-fired central heating. Close to public transport links, shops and schools, Ashford Green is also convenient to Belmont Village, Belfast City Centre, Hollywood Exchange & Ballyhackamore.

## ACCOMMODATION

### ENTRANCE

#### ENTRANCE HALL:

uPVC double glazed door and side panels to entrance hall with laminate wood floor

### GROUND FLOOR

#### LIVING ROOM:

**13' 0" x 10' 6" (3.96m x 3.2m)**

Laminate wood floor, Storage cupboard and access to hotpress.



#### KITCHEN:

**16' 10" x 6' 4" (5.13m x 1.93m)**

Range of high and low level units, single drainer stainless steel sink unit with mixer tap. Cloak room plumbed for washing machine



## FIRST FLOOR

### LANDING:

#### BEDROOM (1):

**13' 8" x 10' 2" (4.17m x 3.1m)**

Laminate wood floor, built in wardrobe



#### BEDROOM (2):

**10' 4" x 9' 4" (3.15m x 2.84m)**

Laminate wood floor



### BATHROOM:

White suite comprising, panelled bath with mixer tap, 'Showerforce' electric shower over, fully tiled walls, pedestal wash hand basin with mixer tap, push button WC, Tile effect laminate wooden floor, access to roofspace

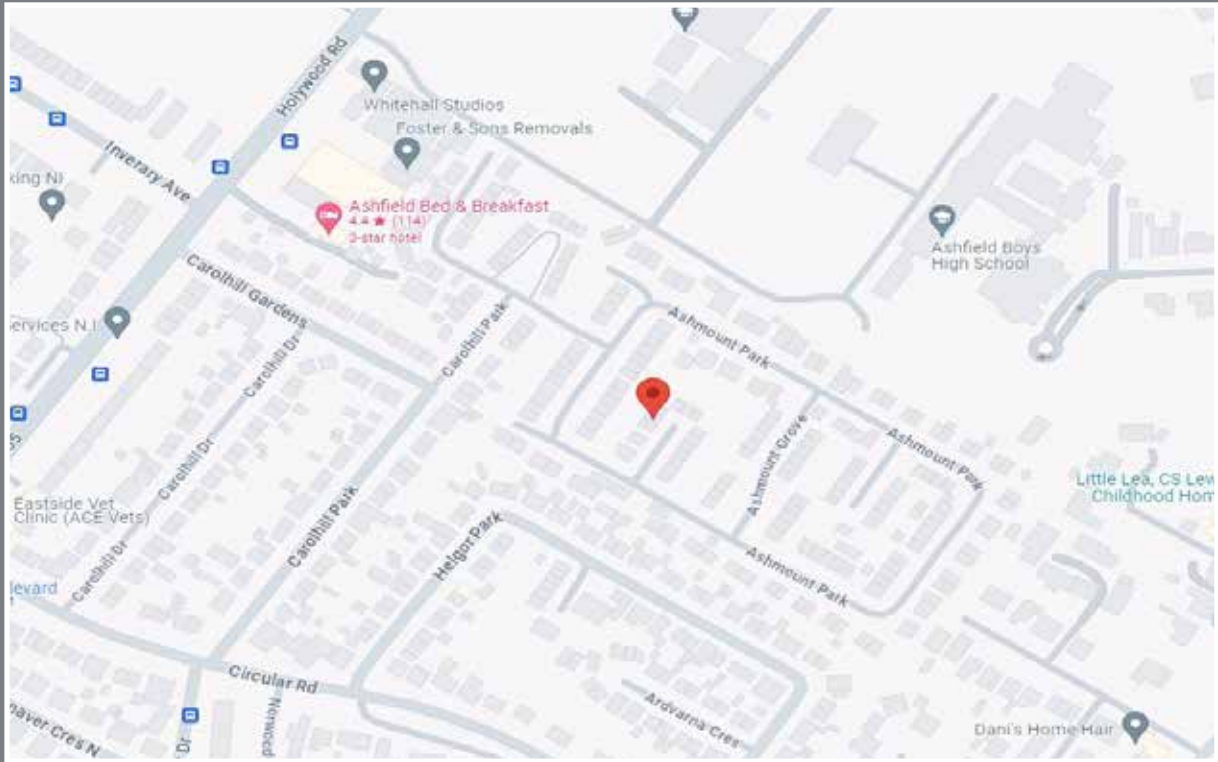


### OUTSIDE

Front paved forecourt  
Enclosed rear leading to further paved area, outside tap and light



# 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

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## Lettings Department

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REF: JD/H/24/SD



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
<b>Awaiting EPC Rating Information</b>		
C		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

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