



Commanding lovely views across the city of Belfast, this attractive bungalow has been re-modelled and re-furbished in the last four/five years by the current owner occupier.

Natural light floods into the beautifully presented interior through large windows.

Formerly three bedrooms, the layout has been tweaked to offer a superb principal bedroom which benefits from those views, a spacious ensuite and dressing room.

The luxury, open-plan kitchen with its island leads out to a landscaped rear garden which features an abundance of delightful planting and private sitting areas.

With little to do except move in and enjoy your stylish home, internal inspection is highly recommended.

Offers Over
£375,000

3 Shandon Heights,
Lower Braniel Road,
Belfast,
BT5 7NW

Viewing by
appointment with
& through agent
028 9065 0000

- Modernised detached bungalow in superb cul-de-sac location
- Two double bedrooms: principal with ensuite shower and dressing rooms
- Spacious living room with picture window and contemporary electric fire
- Luxury, open plan kitchen with integrated appliances
- Casual dining/sitting area with patio door to rear garden
- Bathroom with stylish white suite
- Gas central heating
- Double glazing
- Re-wired 2020
- Large garage with electric door
- Ample, additional driveway parking
- Drimaster Home Ventilation system
- Lovely front and rear gardens with extensive planting
- Panoramic views across Belfast Skyline



The Property Comprises:

Ground Floor

Glazed front door with integrated blind.

RECEPTION HALL: Cornice ceiling.

VESTIBULE AREA: Views across city to Stormont and Cavehill. Cornice ceiling, ceramic tiled floor in entrance area. Cupboard with Worcester Bosch natural gas boiler.

PRINCIPAL BEDROOM: 14' 4" x 11' 2" (4.36m x 3.4m) Cornice ceiling, superb views.

ENSUITE SHOWER ROOM: Walk-in shower enclosure with "rain" head and additional telephone hand shower. Wash hand basin with flow-tap and storage underneath. Low flush wc, feature radiator. Part tiled walls, ceramic tiled floor.

DRESSING ROOM: 8' 5" x 5' 3" (2.57m x 1.61m) Clothes rail, unit with display shelving and built-in drawers.



BEDROOM (2): 12' 3" x 10' 6" (3.74m x 3.19m)



BATHROOM: Contemporary white suite comprising large bath with retractable telephone hand shower, wash hand basin with tiled splashback and storage underneath. Low flush wc, ceramic tiled floor.



OPEN PLAN KITCHEN WITH SITTING AREA: 23' 10" x 13' 2" (7.27m x 4.02m) Modern range of high and low level cupboards including island unit. Quartz work surfaces with Villeroy & Boch underhung sink unit with mixer tap. Integrated appliances including two Neff ovens with slide-in doors, four ring halogen hob. Recycling bin system, CDA fridge and freezer. Remote control ceiling extractor fan with inset lighting. Open plan to:

CASUAL DINING/SITTING AREA: Sliding patio door to garden.

Crittal-style pocket doors with glazed panels to:



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LIVING ROOM: 21' 8" x 13' 3" (6.61m x 4.04m) (at widest points). Superb, panoramic views through picture window. Remote control living flame electric fire.



Outside

FRONT: Flowerbeds well-stocked with excellent variety of plants and flowering shrubs. Patio to front with superb views. Paths with gates to both sides leading to rear garden.

Driveway with parking for several vehicles leading to:

GARAGE: 19' 3" x 14' 6" (5.86m x 4.42m) Electric up and over door, power and light. Built-in cupboards. Tap.

LANDSCAPED, TERRACED REAR GARDEN: Numerous sitting areas interspersed with abundance of plants and flowering shrubs, timber shed, outside light, tap and powerpoints. Feature decking at top with excellent views.

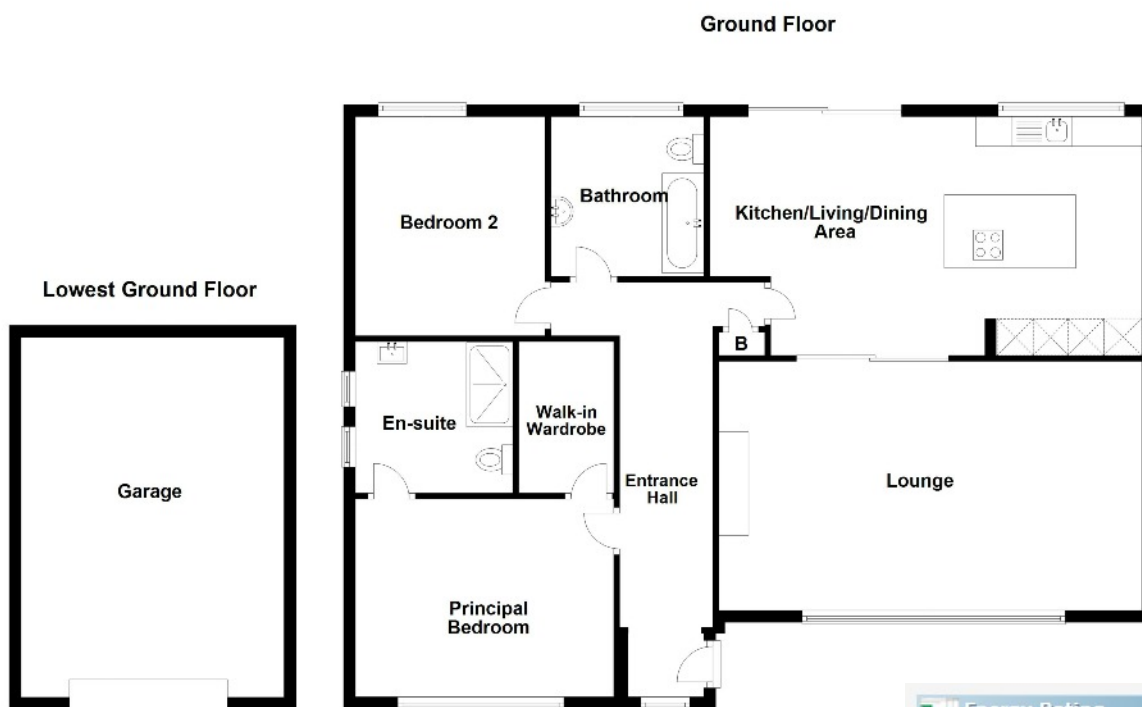




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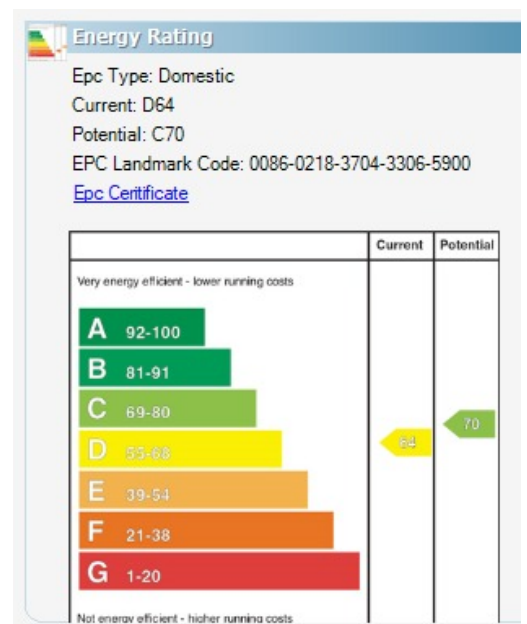
Location:

Shandon Heights is a cul-de-sac just off the Lower Braniel Road. It runs between the Glen and Gilnahirk Roads.



Disclaimer: Plans are for illustrative purposes only.
Plan produced using PlanUp.

3 Shandon Heights, Belfast



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