



## 12 Bracken Hill Crescent, Ballymaconaghy Road, Belfast, BT8 6ZU

**Asking Price £255,000**

This attractive semi-detached property is located in the prestigious Bracken Hill development and this particular home, because of its position within the Crescent, the property benefits from an open aspect to the front looking out towards the open countryside. The development also provides easy access to many local amenities, to include Forestside Shopping Centre, leading schools both primary and post primary and great public transport links to the City Centre as well as the Cairnshill Park & Ride.

Internally the property offers spacious, well proportioned accommodation comprising three bedrooms, master with en-suite, contemporary white bathroom suite, downstairs w/c, spacious lounge and kitchen / dining to the rear.

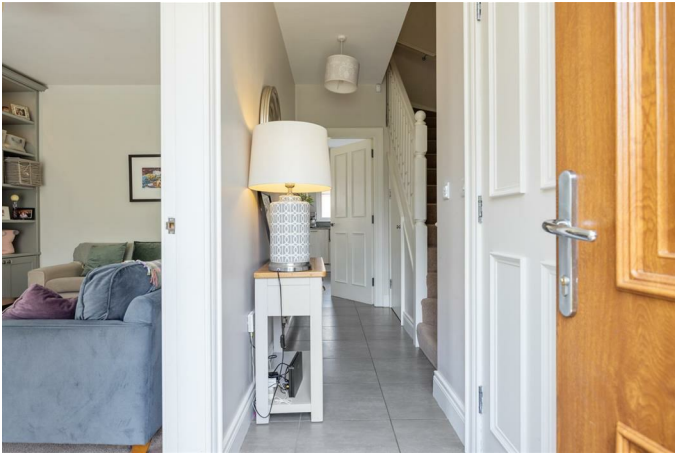
Outside there is a driveway with ample parking, front garden laid in lawns and block paved patio and garden laid in lawns to the rear. As the property is of recent construction, it is extremely efficient, which is further complemented by a gas heating system and double glazing.

A home that has been finished and presented to an excellent standard throughout.

- Semi Detached Home
- Master En-Suite
- Modern Fitted Kitchen / Dining
- White Bathroom With Separate Shower
- Driveway With Ample Parking
- Three Bedrooms
- Lounge With Granite Fire Place
- Downstairs w/c
- Gas Heating/Double Glazed
- Enclosed Patio & Garden To Rear

Energy Efficiency Rating		Current	Potential
<small>Key: energy efficient - lower running costs</small>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		79	80
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<small>Not energy efficient - higher running costs</small>			
<b>Northern Ireland</b>		EU Directive 2002/91/EC	

## Entrance



Hardwood front door to entrance hall. Tiled flooring.

## Down-stairs w.c



Sink unit with mixer taps. Mosaic tiled splash back. Low flush w.c

## Lounge 18'9 x 17'2 (5.72m x 5.23m )



(into bay) Granite fireplace with wooden surround. Housing coal effect fire.  
Custom made alcove units either side of chimney breast with recessed spotlights,  
shelving and cupboard storage.



**Fitted Kitchen/Dining 18'9 x 13'0 (5.72m x 3.96m)**



**Full range of high and low level units, Granite work surfaces, built in hob and overhead extractor fan. Integrated fridge freezer and dishwasher. Utility cupboard housing washing machine. Spot-lights. Pvc patio doors to garden/patio.**





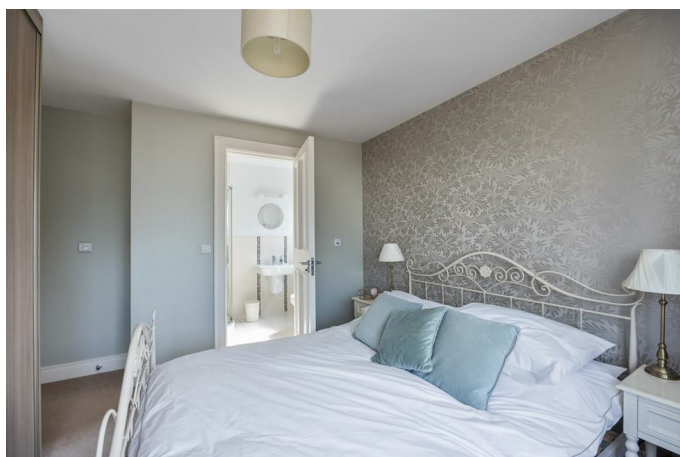


## First Floor

**Bedroom One 12'4 x 10'5 (3.76m x 3.18m)**



**(at widest points)**



## En-suite



Comprising corner shower unit with chrome shower unit, pedestal wash hand basin. low flush w.c Part tiled walls with mosaic detailing. Pvc ceiling. Tiled flooring. Spot-lights.

## Bedroom Two 12'4 x 9'6 (3.76m x 2.90m)



## Bedroom Three 8'3 x 8'3 (2.51m x 2.51m)





### White Bathroom Suite

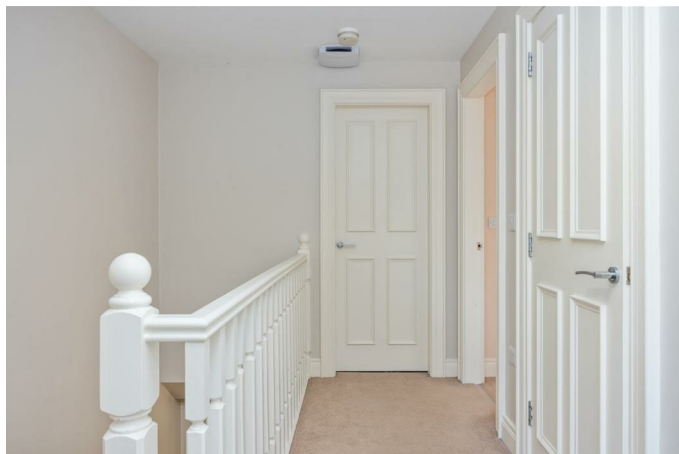


Comprising panelled bath with mixer taps, telephone hand shower, pedestal wash hand basin with mixer taps, low flush w.c  
Shower cubicle with chrome shower unit. Part tiled walls with mosaic detailing. Tiled flooring. Pvc ceiling.





## Landing



Hot-press. Roof space access via fold down ladder floored for storage.

## Outside Front



Front gardens laid in lawns.  
Driveway with ample parking.

## Outside Rear

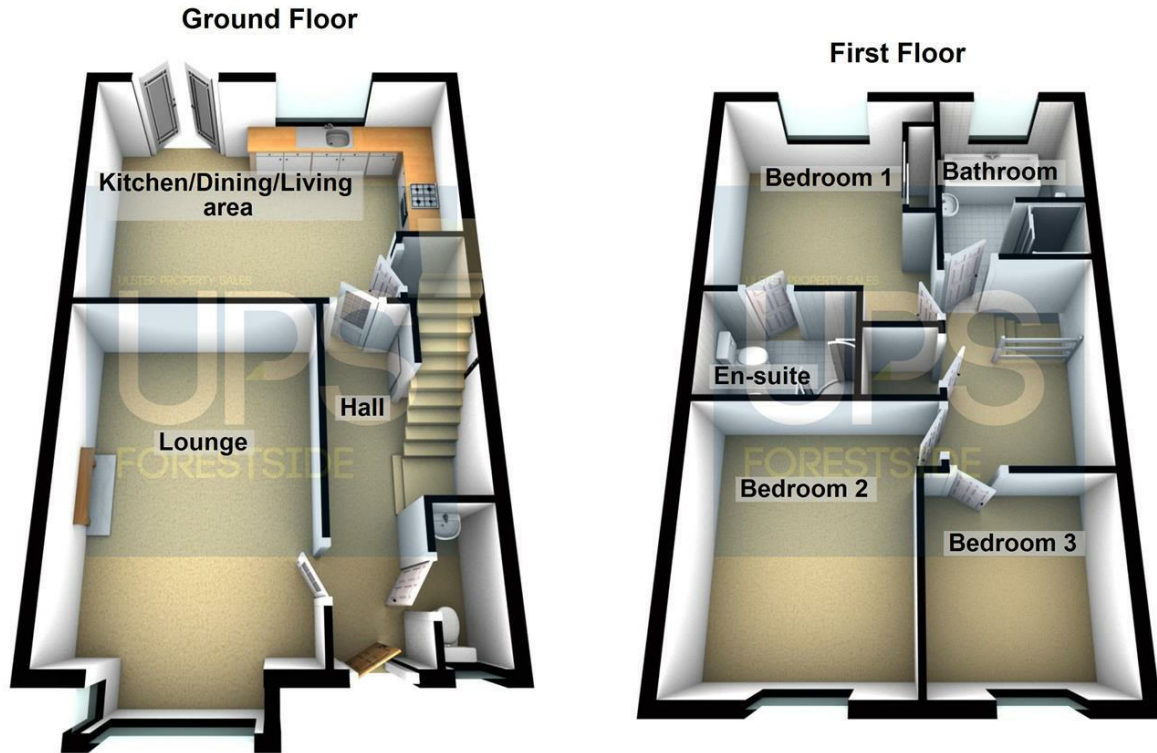


From kitchen / dining access is provided to the flagged patio area and garden laid in lawn, loose stone area with range of plants, trees and shrubs, bordered by timber fencing.



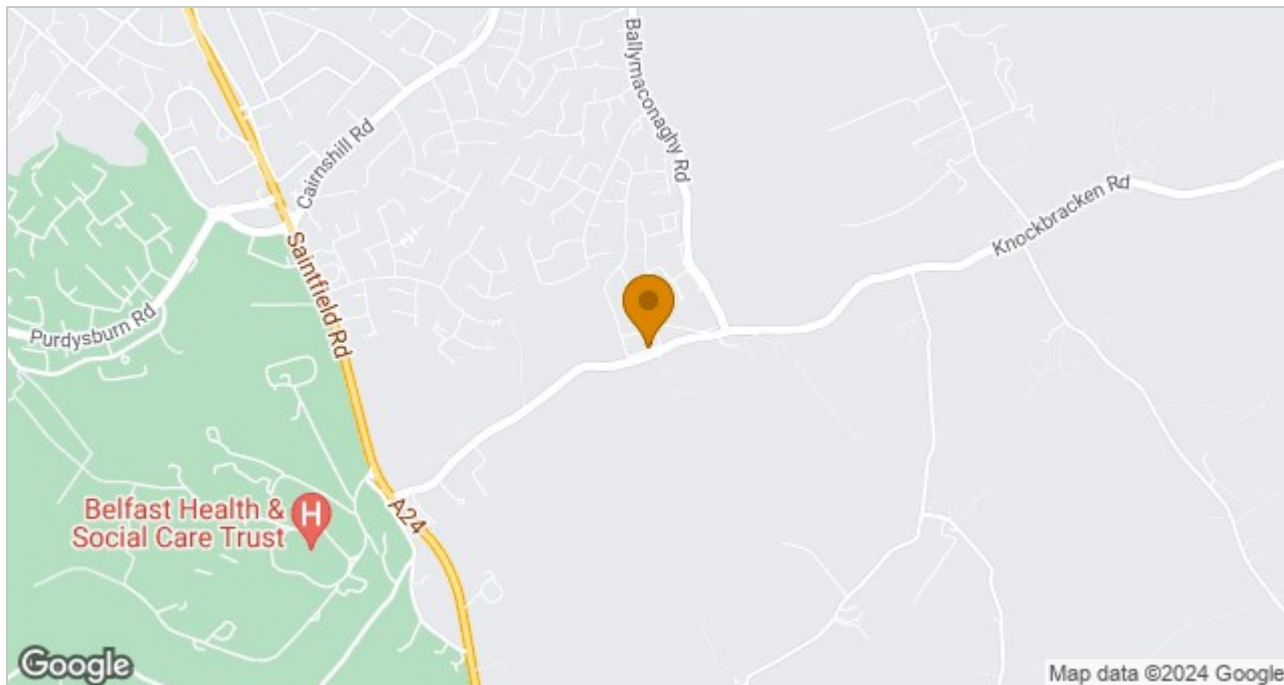


## Floor Plan



Please note this floor plan is for marketing purposes only, is not to scale and is to be used as a guide only. No liability is accepted in respect of any consequential loss arising from the use of this plan.  
Plan produced using PlanUp.

## Area Map



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