



26 Brae Hill Park , Belfast, BT14 8FP

Offers In Excess Of £154,950

Superb Red Brick Semi Detached Villa Modernised And Presented To A High Standard Set Within This Most Popular Location

Holding a prime position within this ever popular location this beautifully presented and modernised family home will have immediate appeal. The richly appointed interior comprises 3 bedrooms, 2 reception rooms, luxury fitted kitchen and classic white bathroom suite. The dwelling further offers uPvc double glazed windows, oil fired central heating, pvc fascia and eaves, cavity wall insulation, wood laminate floor coverings and alarm system. Private hard landscaped gardens combine with the most convenient location to make this the ideal home for the first time buyer or young married couple.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		54	75
Northern Ireland		EU Directive 2002/91/EC	

26 Brae Hill Park

, Belfast, BT14 8FP



- Attractive Red Brick Semi Detached Villa
- Classic White Bathroom
- Oil Fired Central Heating
- Hard Landscaped Gardens
- 3 Bedrooms 2 Reception Rooms
- uPvc Double Glazed Windows
- Cavity Wall Insulation
- Luxury Fitted Kitchen
- Pvc Fascia & Eaves
- Highest Presentation

Entrance Hall

Double glazed entrance door, double panelled radiator, under stairs storage, wood laminate flooring.

Lounge

14'2" x 10'3" (4.32 x 3.12)
Wood laminate floor, double panelled radiator.

Living Room

10'9" x 10'2" (3.28 x 3.10)
Wood laminate floor, double panelled radiator.

Kitchen

10'7" x 7'2" (3.23 x 2.18)
Single drainer stainless steel sink unit, range of high and low level

units, formica worktops, built-in under oven and ceramic hob, stainless steel canopy extractor fan, plumbed for washing machine, fridge/freezer space, double panelled radiator, partly tiled walls.

Covered Area

Outside tap.

First floor

Landing

Bedroom

10'0" x 7'5" (3.05 x 2.26)
Built-in robe, double panelled radiator, wood laminate floor

Bedroom

13'6" x 10'7" (4.11 x 3.23)
Wood laminate floor, panelled radiator.

Bedroom

11'4" x 10'7" (3.45 x 3.23)
Wood laminate floor, panelled radiator.

Bathroom

Classic white suite comprising panelled bath, thermostatically controlled shower unit, pedestal wash hand basin, low flush wc, fully tiled walls, panelled radiator, hot press.

Outside

Hard landscaped gardens front and rear in patio, oil fired central heating, oil tank.
Driveway

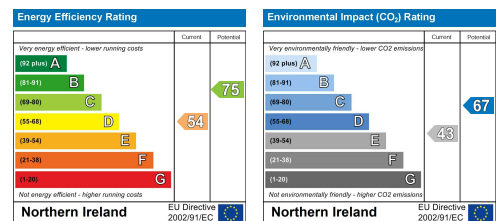


Directions



Floor Plan

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