

# For Sale

Offers Over: £475,000

SimonBrien



9 Garland Green,  
Belfast, BT8 6YW

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



## Description

The Four Winds area of south east Belfast is an extremely popular residential location which is favoured by young families who appreciate the ease of convenience to a host of amenities including shopping at Forestside and Newtownbreda, local schooling and transport routes to and from the city centre and other surrounding towns.

This particular detached family home set within the hugely popular Garland Green Development has exceptionally well presented accommodation throughout and comprises of four bedrooms, three reception rooms, contemporary fully fitted kitchen open dining together with modern bathroom and ensuite. The property also benefits from pleasant gardens to front and rear and excellent driveway parking.

Detached homes in this location have consistently proved popular and we have no hesitation in encouraging appointments to view at your earliest convenience.

Viewing is by private appointment through our Belfast Office on 02890 668888.

## Accommodation

### GROUND FLOOR

ENTRANCE HALL: Hardwood Door to Entrance Hall



CLOAKROOM: Low flush WC, wash hand basin vanity unit



## Special Features & Services

- Attractive Detached Family Home set in quiet cul de sac development
- Beautifully Presented, Spacious, And Extended Accommodation
- Four Generous Bedrooms
- Three Reception Rooms
- Contemporary Fully Fitted Kitchen Open To Dining
- Modern Bathroom, Ensuite And Downstairs Cloakroom
- Integral Garage with Utility Area
- Gas Fired Central Heating
- Fully Double Glazed
- Well Maintained Gardens South Facing Gardens To Rear
- Driveway Parking
- Pleasant Countryside Views
- Popular And Much Sought After Location Close To A Host Of Amenities, Schooling, Transport Routes Connecting Belfast And Surrounding Towns
- Viewing By Private Appointment

### LIVING ROOM:

18' 2" x 12' 6" (5.54m x 3.81m)

Attractive Feature Marble Fireplace, gas stove, wood strip flooring

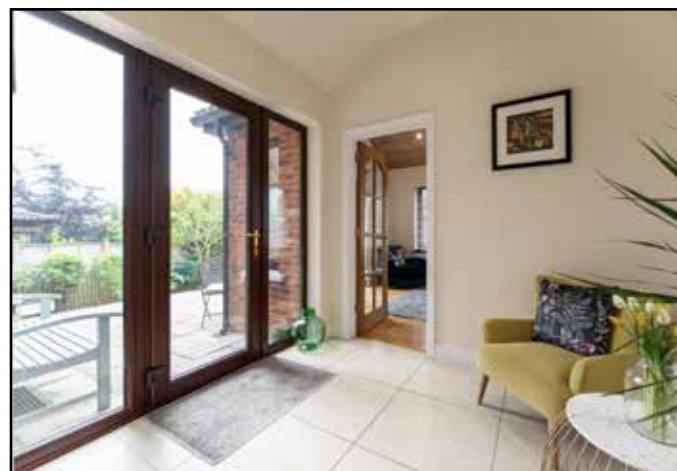




**KITCHEN:**  
23' 3" x 16' 6" (7.09m x 5.03m)  
High and Low Level units, inset sink, quartz worktops,  
integrated fridge freezer, dishwasher, 4 ring hob, double oven,  
tiled floor

**GARDEN ROOM** 11' 9" x 11' 8" (3.58m x 3.56m) Double  
doors to rear garden

**INTERNAL GARAGE** 19' 4" x 10' 10" (5.89m x 3.3m) Remote  
control up and over door, light and power, plumbed washing  
machine



## FIRST FLOOR

**LANDING:**  
Storage cupboard

**BEDROOM (1):**  
14' 4" x 10' 4" (4.37m x 3.15m)



**ENSUITE BATHROOM:**  
Fully Tiled Shower Enclosure, Ifwc, whb





**BEDROOM (2):**  
11' 7" x 11' 6" (3.53m x 3.51m)  
Laminate floor



**BEDROOM (3):**  
11' 8" x 10' 9" (3.56m x 3.28m)  
Laminate floor, access for partially  
floored roofspace



**BEDROOM (4):**  
11' 8" x 9' 4" (3.56m x 2.84m)  
Laminate floor



**BATHROOM:**  
White suite, panelled bath, mixer taps,  
separate shower enclosure, low flush WC,  
wash hand basin vanity unit



**OUTSIDE**  
Enclosed gardens to the rear, driveway parking to front







**VALUER**

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**MORTGAGE ADVICE**

For free independent advice on mortgages talk to  
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 Co. Antrim, BT9 7EZ  
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