



4 ALDER CLOSE

Belfast, BT5 7PZ

Offers over **£145,000**



SEMI-DETACHED BUNGALOW | 2  | 1  | 2 

We are delighted to bring to the market this deceptively spacious and well maintained semi-detached bungalow located in a quiet cul-de-sac just off the Lower Braniel Road.

KEY FEATURES

- Ease of Access to Belfast City Airport and Belfast City Centre for the Daily Commuter via Main Arterial Transport Routes
- Within Close Proximity to Many Local Leading Primary and Post Primary Schools
- Separate Lounge And Dining Room
- Modern Fitted Kitchen with Range of Integrated Appliances
- Shower Room
- Fixed Staircase with Access to Two Attic Rooms with Substantial Eaves Storage
- Paved And Stoned Enclose Front Garden
- Garden To Rear In Lawn With Raised Patio Area For Outside Entertaining And Further Stoned Areas
- PVC Double Glazing Throughout
- Gas Fire Central Heating
- No Onward Chain
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Entrance Porch
- Entrance Hall
- Lounge
14'1" x 11'3"
- Rear Hall
- Kitchen
13'5" x 8'7"
- Dining Room
12'1" x 11'10"
- Bedroom One
11'9" x 11'
- Bedroom Two
11'9" x 8'9"
- ShowerRoom

Roof space

- Landing
- Attic Room One
16' x 9'11"
- Attic Room Two
11'9" x 9'11"

Outside

- Paved Front Garden
- Outhouse
- Garden to Rear
- Paved Patio Area
- Variety of Shrubs and Trees



DIRECTIONS

Travelling along the Lower Braniel Road in the direction of Gilnahirk, turn left in Woodview Drive, follow the road down and round to the right into Alder Close, No 4 is the left-hand semi-detached bungalow at the top of the cul-de-sac.



THE LOCAL AREA

East Belfast is a dynamic part of the city, full of beautiful residential areas and a wide variety of amenities that make it a wonderful place to live. Bustling villages, beautiful parks, and fantastic local schools are just a few of the reasons why so many wish to call it home.



ENERGY EFFICIENCY RATING		
Very energy efficient – lower running costs		
	CURRENT	POTENTIAL
92+ A		
81-91 B		
69-80 C		
55-68 D	62	69
39-54 E		
21-38 F		
1-20 G		
NOT energy efficient – higher running costs		

Scan QR Code - for floor plans and to arrange a viewing.



OUR BRANCHES

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