

simonBRIEN
RESIDENTIAL

27 Castlevew Cottage Gardens,
Belfast, BT5 7FP



Asking Price £249,500

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Modern Mid Townhouse In A Cul-De-Sac Setting
- Three Well Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room)
- Living Room With Bay Window
- Fitted Kitchen With Integrated Appliances
- Gas Fired Central Heating
- Double Glazed
- Garden Storage and Shed
- Enclosed Rear Garden
- Ample Off Street Parking
- Within Easy Reach Of Stormont Estate, Comber Greenway & Public Transport Links
- Close To Ballyhackamore, Belfast City Centre, Leading Local Schools & Shops

SUMMARY

This modern mid townhouse is found off Barnetts Road, East Belfast, convenient to Stormont Estate, Comber Greenway and public transport links.

The layout comprises on the ground floor, entrance hall, living room with bay window, and fitted kitchen with integrated appliances.

On the first floor, there are three well-proportioned bedrooms (main bedroom with ensuite shower room) and main bathroom in white suite.

Outside, there is ample off street parking to the front, and an enclosed rear with store and shed.

Convenient to leading primary and post primary schools, as well as Ballyhackamore - shops and recreational amenities are also close by.

ACCOMMODATION

GROUND FLOOR

Entrance door.



ENTRANCE HALL:

Wood laminate floor. Cloaks cupboard.



KITCHEN:

10' 8" x 9' 8" (3.25m x 2.95m)

Full range of high and low level units, 4 ring ceramic hob unit, under oven, stainless steel extractor canopy over, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine and dishwasher, recess for fridge freezer, ceramic tiled floor, partly tiled walls.



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LIVING ROOM:

19' 0" x 18' 2" (5.79m x 5.54m)

Fireplace with polished granite inset and hearth with gas fire, French doors to rear. Storage cupboard.



FIRST FLOOR

LANDING:

Access to floored and insulated roofspace via folding ladder.



BEDROOM (1):

12' 11" x 12' 8" (3.94m x 3.86m)

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with thermostatic shower, low flush WC, pedestal wash hand basin with mixer taps, ceramic tiled floor, chrome towel radiator.





BEDROOM (2):
12' 7" x 9' 6" (3.84m x 2.9m)



BEDROOM (3):
13' 5" x 10' 0" (4.09m x 3.05m)



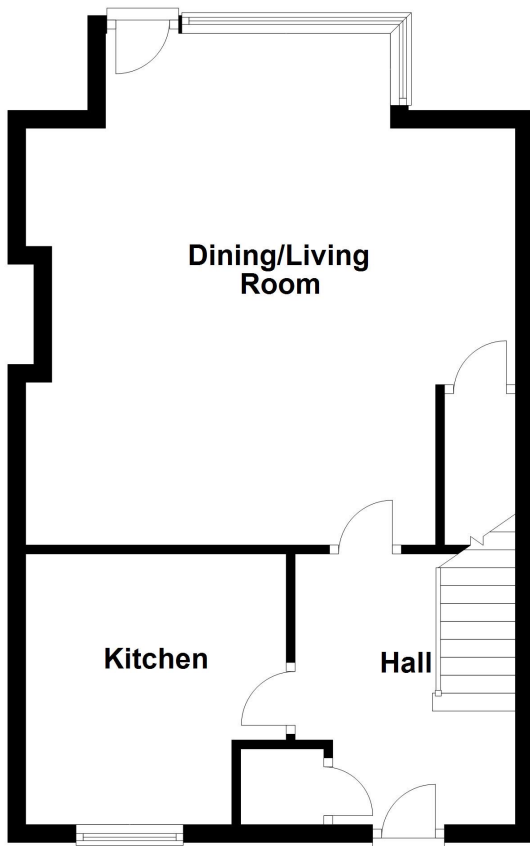
BATHROOM:
White suite comprising: Panelled bath with mixer taps and shower fitting, pedestal wash hand basin with mixer taps, low flush WC, fully tiled walls.

OUTSIDE

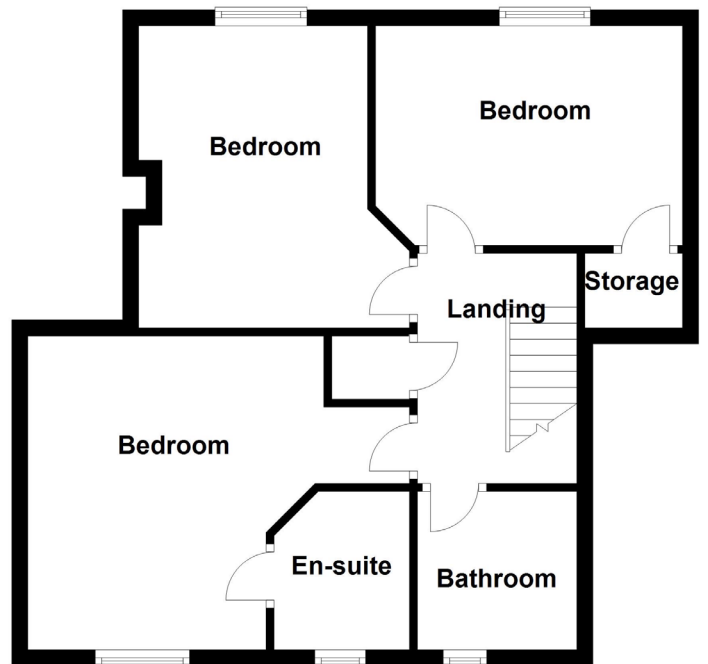
Twin parking spaces. Garden storage shed.



Ground Floor



First Floor

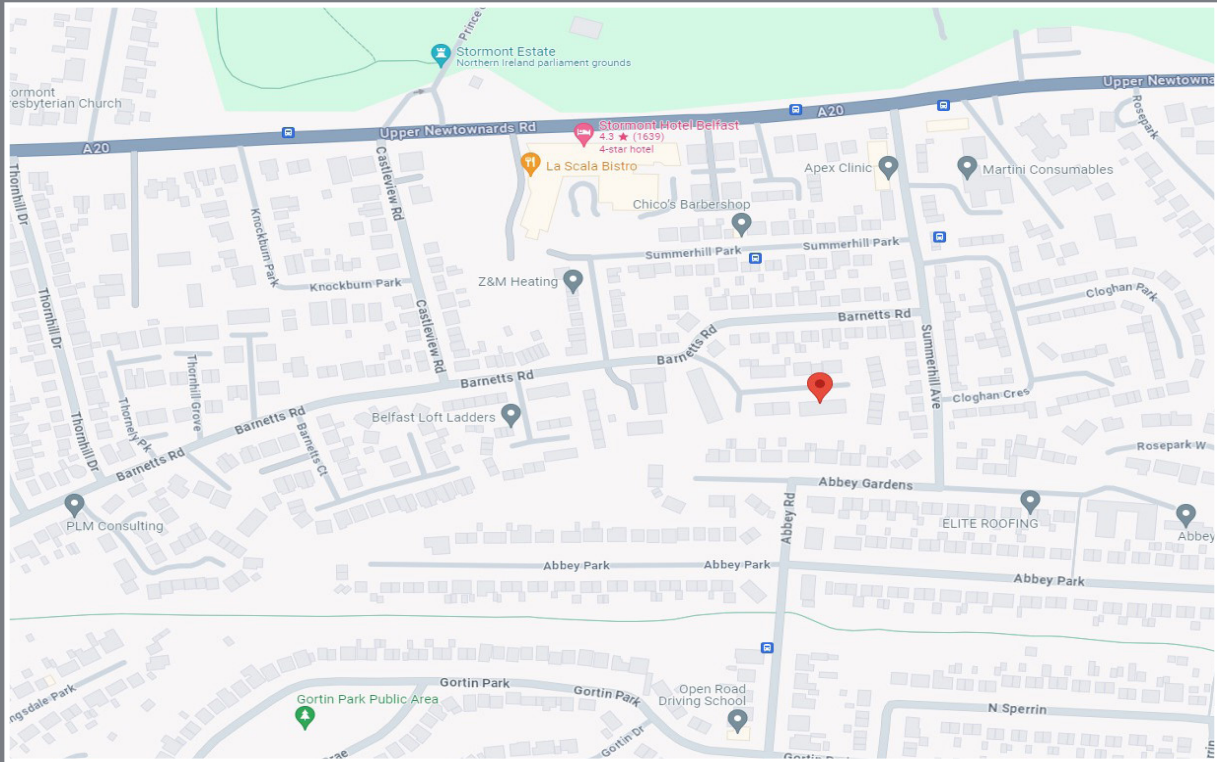


This plan is for illustrative purposes only.
Plan produced using PlanUp.

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Location



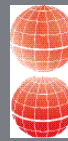
Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/H/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 9567-3033-7209-9564-8204

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