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**5 Bracken Hill Crescent**

Ballymaconagh Road, Belfast  
BT8 6ZU

**Offers Over £297,500**



## 5 BRACKEN HILL CRESCENT, BT8 6ZU

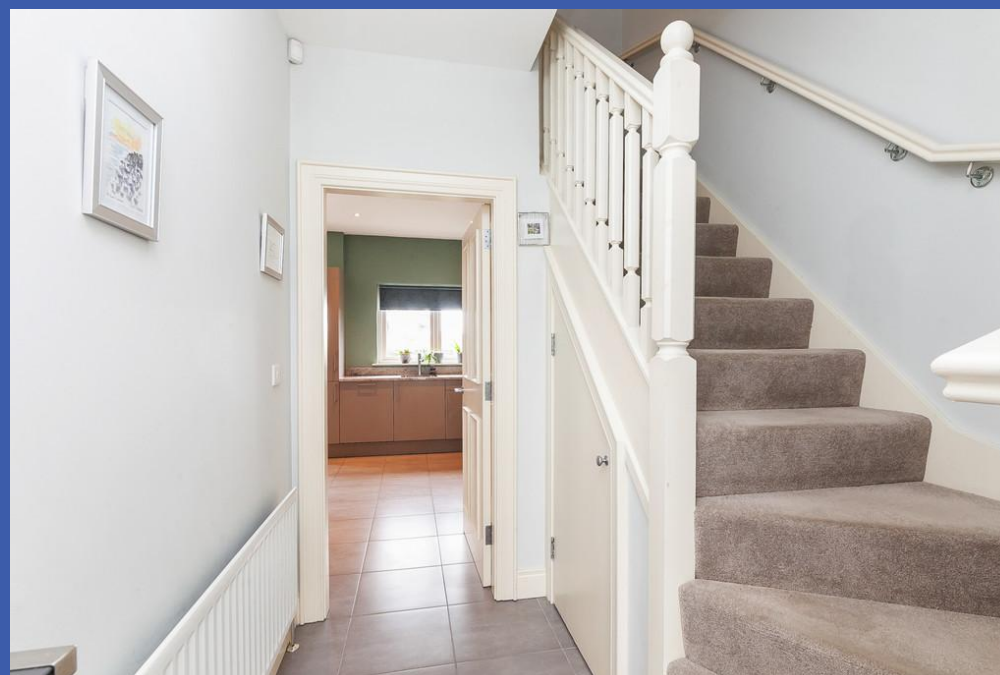
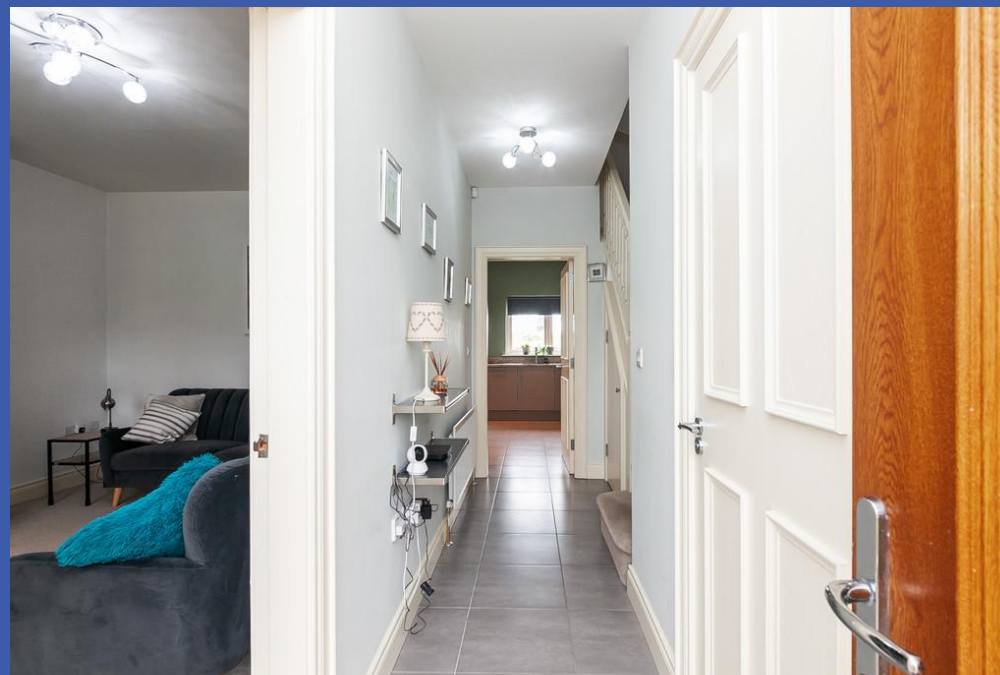
- Attractive Detached Property in a Popular Modern Development
- Good Sized Living Room with Feature Limestone Fireplace
- Fitted Kitchen Open Plan to Family & Dining Area
- 3 Bedrooms Including 1 with Ensuite Shower Room
- Bathroom with White Suite/Ground Floor Cloakroom with WC
- Gas Central Heating & Double Glazing
- Exceptionally Well Presented Throughout
- Detached Garage & Additional Driveway Parking
- Front & Enclosed Rear Garden with Sheltered Sitting Area
- Convenient to many Amenities including Forestside Shopping Complex and Leading Schools

This extremely attractive, modern detached property is ideally located in a prime, cul de sac location within the popular Bracken Hill development just off Ballymaconaghy Road.

The property is finished to a high level of specification and presentation and offers well proportioned accommodation which briefly comprises an entrance hall, good sized lounge, modern kitchen open plan to family and dining areas and a guest cloakroom with wc on the ground floor. On the first floor there are three bedrooms, including one with an ensuite shower room and a bathroom. In addition, the property benefits from double glazed windows and gas fired central heating.

Externally there is driveway parking for several cars which leads to a detached garage, along with front and rear gardens in lawns with a sheltered sitting area.

Set in a convenient location, close to Belfast City Centre and convenient to a range of amenities including Forestside Shopping Complex, Tesco's, leading schools and public transport, this property can only be fully appreciated on internal inspection.









## PROPERTY COMPRISES

Front door to reception hall.

**RECEPTION HALL** Tiled floor and under stairs storage.

**CLOAKROOM** White suite comprising WC, wash hand basin, tiled floor, extractor fan.

**LIVING ROOM 15' 9" x 11' 1" (4.8m x 3.38m)** Feature limestone fireplace with living flame gas fire, bay window.

**LUXURY FITTED KITCHEN OPEN PLAN TO FAMILY & DINING AREA 18' 7" x 12' 9" (5.66m x 3.89m)** Extensive range of high and low level units, granite work surfaces with matching splashback, stainless steel sink unit with mixer tap and granite drainer, Siemens 4 ring gas hob with matching granite splashback and AEG electric oven under, integrated fridge and freezer, integrated dishwasher, concealed gas fired boiler, tiled floor, larder cupboard with plumbing for washing machine, double glazed patio doors to rear.

**FIRST FLOOR LANDING** Access to roof space, shelved storage cupboard.

**PRINCIPAL BEDROOM 12' 7" x 10' 9" (3.84m x 3.28m)**

**ENSUITE SHOWER ROOM** White suite comprising half pedestal wash hand basin, low flush WC, fully tiled shower cubicle, part tiled walls, tiled floor, low voltage spotlights, extractor fan.







**BEDROOM 2** 12' 2" x 9' 5" (3.71m x 2.87m)

**BEDROOM 3** 8' 8" x 8' 4" (2.64m x 2.54m)

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, low flush WC, half pedestal wash hand basin, fully tiled shower cubicle, tiled floor, part tiled walls, low voltage spotlights, extractor fan.

**OUTSIDE** Front garden in lawns, driveway with parking leading to detached garage. Enclosed rear garden in lawns with paved patio area.

**DETACHED GARAGE** 21' 6" x 9' 9" (6.55m x 2.97m) Plumbed for washing machine, power and light, roller shutter door.







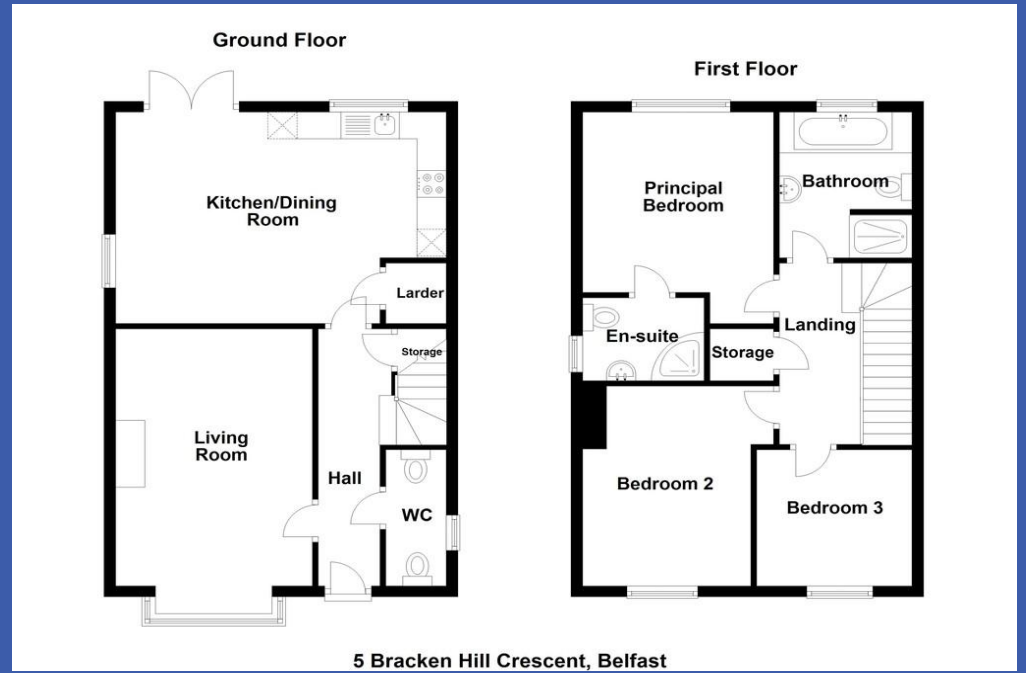


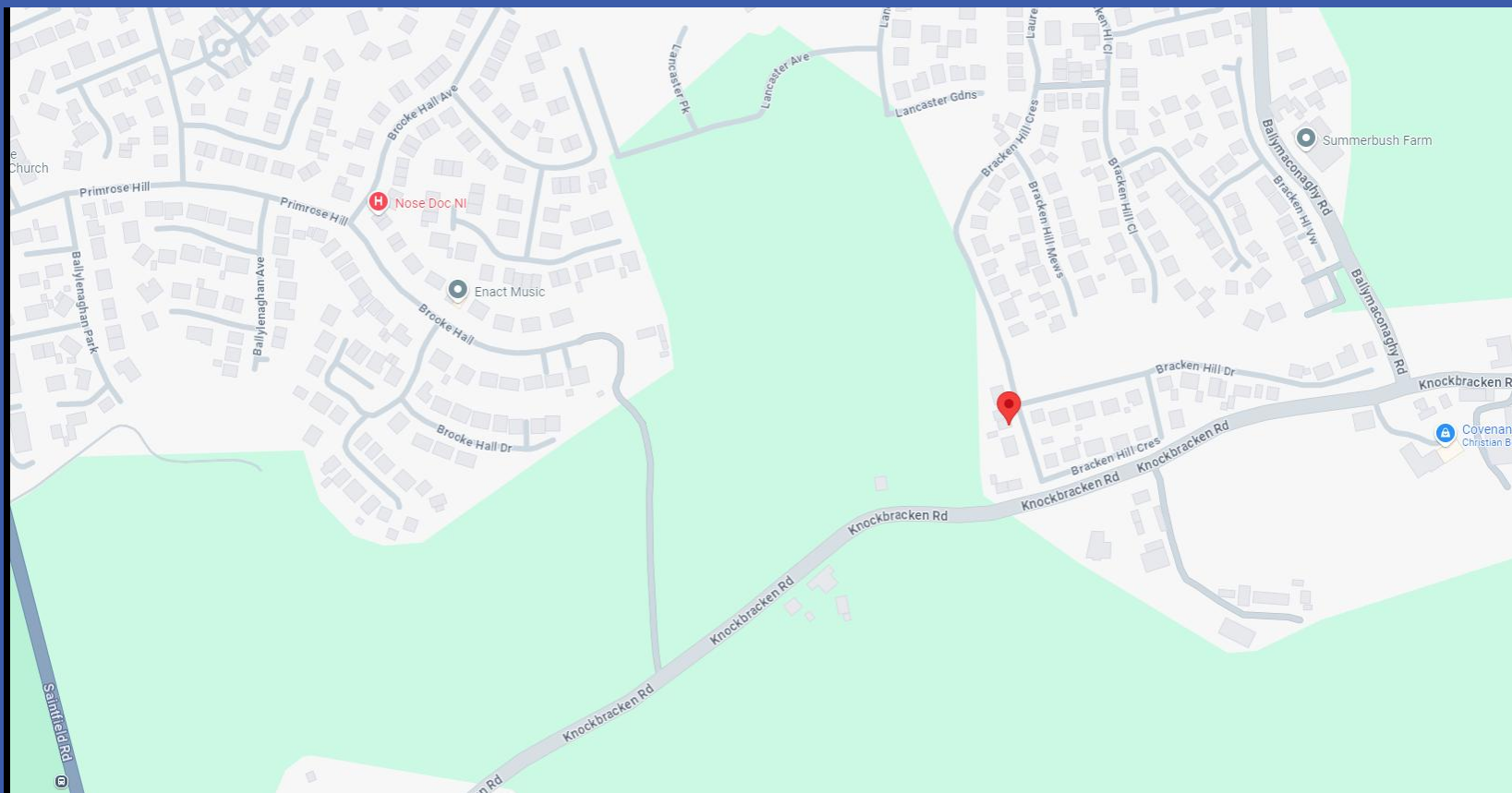












**Directions:**

From Ballymaconaghy Road turn in to Laurelgrove Avenue, take first left and follow the road in to the Bracken Hill development

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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