



18 CORMORANT PARK

Belfast, BT5 7NB

Offers over **£365,000**



DETACHED BUNGALOW | 4  | 1  | 2 

We are delighted to bring to the market this deceptively spacious, extended, four bedroom detached bungalow situated on an elevated site just off the Lower Braniel Road in East Belfast.

KEY FEATURES

- Superb Spacious Four Bedroom Detached Bungalow Located On An Elevated Site Just Off the Ever Popular Lower Braniel Road in East Belfast
- Ease of Access to Belfast City Airport and Belfast City Centre for the Daily Commuter via Main Arterial Routes
- Four Bedrooms
- Spacious Lounge with Feature Fireplace and Stunning Views of the City
- Separate Lounge/Dining Room
- Additional Shower Cubicle
- Fitted Kitchen with Access to Sun Terrace
- Family Bathroom
- Part Floored Roofspace Accessed via Slingsby Ladder
- Extensive Enclosed Rear Garden with Mature Aspect Ideal for Outdoor Entertaining and Children at Play
- Oil Fired Central Heating & UPVC Triple Glazing Throughout
- Early Viewing Highly Recommended



ROOM DETAILS

Ground Floor

- Entrance Hall
- Lounge 18'4" x 13'7"
- Kitchen 13'2" x 10'10"
- Living/Dining Room 21'11" x 14'4"
- Rear Hallway
- Bedroom One 16'5" x 15'11"
- Bedroom Two 14'9" x 9'10"
- Bedroom Three 11'2" x 9'10"
- Bedroom Four 9'10" x 8'2"
- Family Bathroom
- Separate WC

Outside

- Driveway to Front and Side
- Attached Garage
- Garden to Rear
- Paved Patio Area
- Feature Decking
- Stoned Area



DIRECTIONS

Travelling along the Lower Braniel Road from the Glen Road, Cormorant Park is the second road on your right. Follow the road to the top of the hill, No18 is located in the cul-de-sac on the left hand side.



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		61
39-54 E	48	
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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