

For Sale

Asking Price: £225,000

SimonBrien



53 Greenwood Glen,
Belfast, BT8 7WE

simonbrien.com

Description

This semi-detached home is tucked away in a quiet and consistently popular development located just off the Purdysburn Road. Its convenient location is close to a broad range of amenities including excellent schools, Forestside Shopping Centre and Cairnshill Park and Ride and is sure to appeal to a broad range of purchasers.

Briefly the property comprises entrance hall, spacious living room, separate dining, modern fitted kitchen with excellent range of units.

On the first floor there are three well-proportioned bedrooms and luxury bathroom with contemporary white suite. Externally, the property benefits from private driveway parking with front and enclosed rear garden, patio area.

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

Accommodation

ENTRANCE HALL:

LIVING ROOM:
14' 5" x 12' 4" (4.39m x 3.76m)
Solid wood strip floor, attractive pine fireplace surround and mantle, cast iron inset and feature tiled hearth. Double doors to

DINING ROOM:
10' 10" x 9' 10" (3.3m x 3m)
Solid wood strip floor.



SUPERB MODERN FITTED KITCHEN:
10' 10" x 9' 1" (3.3m x 2.77m)
Excellent range of modern high and low level units, single drainer stainless steel sink unit with mixer tap, under unit lighting, built-in four ring ceramic hob, built-in oven, integrated fridge freezer, integrated dishwasher, plumbed for washing machine.



Special Features & Services

- Modern Semi-Detached Home In Popular And Convenient Location
- Low Maintenance, Spacious Accommodation Suitable To A Broad Range Of Purchasers
- Living Room With Feature Fireplace
- Separate Dining Room
- Modern Kitchen With Good Range Of Units And Casual Dining Area
- Three Well Proportioned First Floor Bedrooms
- First Floor Bathroom With Modern White Suite
- Front And Enclosed Rear Gardens With Patio Area
- Oil Fired Central Heating,
- uPVC Double Glazed Window Frames
- Conveniently Positioned for Good Access to City Centre & South Belfast Ring Road
- Viewing By Private Appointment

FIRST FLOOR

BEDROOM (1):
11' 10" x 10' 10" (3.61m x 3.3m)



BEDROOM (2):
13' 6" x 7' 1" (4.11m x 2.16m)



BEDROOM (3):
10' 6" x 10' 2" (3.2m x 3.1m)
Laminate wood effect floor.



DELUXE BATHROOM:
Panelled bath with electric shower unit, low flush wc, pedestal wash hand basin, towel rail style radiator, half tiled walls, ceramic tiled floor.



OUTSIDE

Tarmac driveway, gardens to front and rear.



VALUER

Robin Lyons MNAEA, Dip in Property Valuer

Simon Brien Residential

DDI: 02890 686117

Email: rlyons@simonbrien.com

MORTGAGE ADVICE

For free independent advice on mortgages talk to

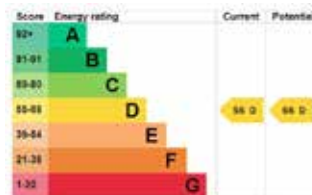
Crawford Mulholland

503 Lisburn Road, Belfast,

Co. Antrim, BT9 7EZ

T: 028 9066 5544

E: office@crawfordmulholland.com



simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract, ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property, iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.