

For Sale

Asking Price: £250,000

SimonBrien



7 Carolhill Park,
Belfast, BT4 2FF

[simonbrien.com](https://www.simonbrien.com)

Description

This beautifully presented semi-detached property is found in a popular residential setting, off the Holywood Road, East Belfast. Finished to a high standard throughout, this property will appeal to those seeking a home that is ready to move into.

The layout comprises an entrance hall with cloakroom and wc, through lounge / dining area, a recently installed modern kitchen with appliances and a lean to conservatory.

On the first floor, there is a recently installed contemporary white bathroom suite and two well-proportioned bedrooms - the main bedroom has a shower and dressing area.

Outside, there is an enclosed rear garden with patio leading to garden in lawn and a detached garage.

Located within easy reach of Belmont & Ballyhackamore villages, Belfast City centre, leading local primary schools, shops, parks and public transport links, we anticipate high volumes of interest.

Viewing is by appointment through our Lisburn Road office on 028 9059 5555.

Accommodation

Entrance Hall

Single glazed door inset, ceramic tiled floor.

Cloakroom

White suite comprising push button WC, wash hand basin with mixer taps, ceramic tiled floor.



Special Features & Services

- Beautifully Presented Semi Detached Property in A Popular Residential Setting
- Two Bedrooms (Main Bedroom With Shower & Dressing Area)
- Through Lounge / Dining Area
- Recently Installed Fitted Kitchen
- Downstairs Cloakroom With WC
- Recently Installed Contemporary White Bathroom Suite
- Timber Double Glazed Window Frames
- Gas Fired Central Heating
- Lean To Conservatory
- Detached Garage
- Enclosed Rear Garden With Patio Area
- Within Easy Reach Of Schools, Parks, Public Transport Links, Belmont & Belfast
- Viewing By Private Appointment

Living Room

21'3" x 10'5" (6.48m x 3.18m):

Marble fire place inset with hearth, laminate wood flooring, double glazed solid wood doors to conservatory.



Conservatory

10'1" x 8'5" (3.07m x 2.57m):



Kitchen

16'6" x 9'7" (5.03m x 2.92m):

Excellent range of modern high and low level units, 1.5 bowl sink unit with mixer taps, quartz work surface, 4 ring electric hob, stainless steel extractor fan and double oven, [... fridge freezer], integrated dishwasher, laminate wood floor, spotlighting.



First Floor Landing

Access to linen cupboard, wall mounted gas boiler.

Bedroom 1

18'1" x 10' (5.5m x 3.05m):

Built in wardrobes, laminate wood flooring, dressing area and shower cubicle with thermostatically controlled shower head, extractor fan, wash hand basin with mixer taps.



Bedroom 2
11'3" x 10'4" (3.43m x 3.15m):



Bathroom
White suite comprising panelled bath with mixer taps and thermostatic shower head, vanity unit with mixer taps, push button WC, part tiled walls, ceramic tiled flooring with spotlighting.



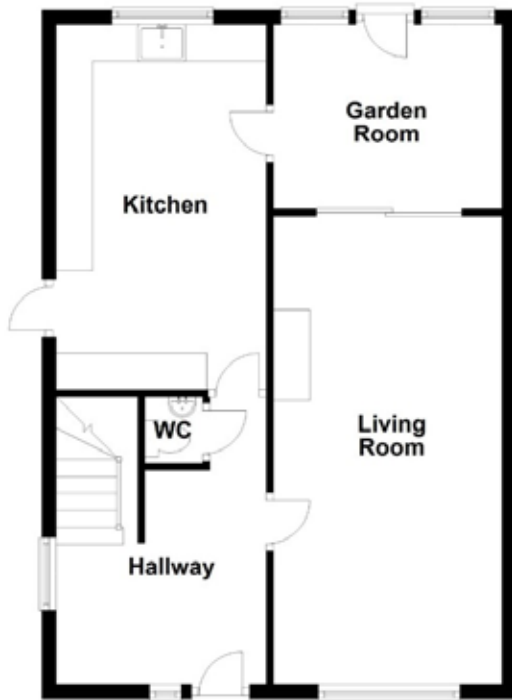
Outside
Paved patio to rear with shrub beds leading to garden laid out in lawns with trees and hedging.



Detached Garage
Outside tap and lighting.



Ground Floor



First Floor



VALUER

Samuel Dickey

Simon Brien - East Belfast
237 Upper Newtownards Road,
Belfast,
BT4 3JF
T: 028 9059 5555
E: eastbelfast@simonbrien.com

MORTGAGE ADVICE

For free independent advice on mortgages talk to
Crawford Mulholland
348 Lisburn Road, Belfast,
Co. Antrim, BT9 6GH
T: 028 9066 5544
E: office@crawfordmulholland.com

SimonBrien



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.