

For Sale

Asking Price: £385,000

SimonBrien



3 Balmoral Park Gardens,
Finaghy, BT10 0FA

simonbrien.com

Description

Balmoral Park Gardens is an exclusive development of Georgian style red brick townhouses and semi-detached homes which were constructed in 2016, located just off the exceptionally popular Upper Lisburn Road, close to all local amenities within the area including excellent schooling and transport routes connecting Belfast and further afield.

No. 3 is located at the front of the development and is a superb three bedroom terrace with pleasant enclosed rear garden and two allocated parking spaces to the front.

Briefly, the accommodation comprises of bright entrance hall with downstairs cloakroom, living room with feature fireplace, recently fitted luxury kitchen with double doors to garden, three bedrooms with built in furniture, main bedroom with luxury fully tiled ensuite / wet room and main family bathroom.

This select development of bespoke homes offers outstanding modern living for the young professional, family or indeed downsizer. Viewing is by appointment through our South Belfast office on 028 9066 8888.

Accommodation

Reception Hall

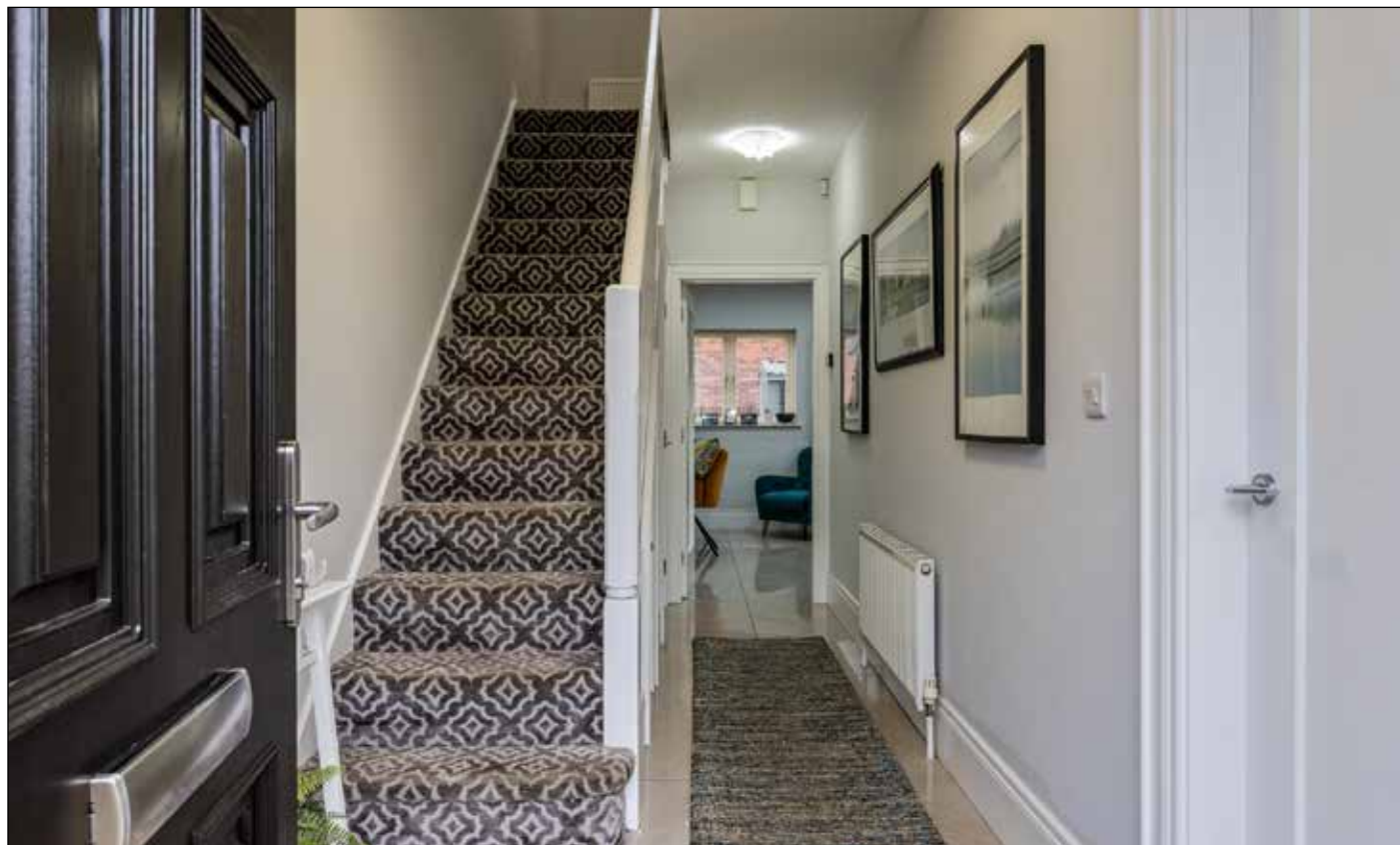
Tiled floor

Downstairs WC

Low flush WC, tiled floor, understairs storage cupboard

Special Features & Services

- Superb Modern Terrace Constructed By Award Winning Builders
- Very High Standard Of Finish / Presentation Throughout
- Three Generous Bedrooms – All With Built In Furniture & Recently Fitted Fully Tiled Ensuite Wet Room
- Spacious Living Room With Feature Stone Fireplace & Electric Fire
- Recently Fitted Luxury Kitchen & Dining Area With Range Of NEFF Integrated Appliances & Centre Island With Quartz Worktops - Utility Cupboard & Double Doors To Paved Patio
- Contemporary Family Bathroom
- Downstairs Cloakroom
- Gas Fired Central Heating
- Cream Woodgrain uPVC Double Glazed Windows
- Rear Paved Garden For Low Maintenance
- Shed With Lights & Electric
- Two Allocated Parking Spaces To Front
- Close To Motorway & Public Transport Networks, Leading Primary & Grammar Schools & The Amenities Of Lisburn Road & Finaghy
- Viewing by Private Appointment



Living Room

16' x 11'8" (4.88m x 3.56m):

Laminate wood floor, stone fireplace with electric fire



Kitchen/Dining Area

18'3" x 13'10" (5.56m x 4.22m):

Tiled floor, range of high and low level units, NEFF electric oven and microwave, space for American fridge freezer, NEFF integrated dishwasher and 5 ring gas hob, stainless steel extractor fan, pull out bin, low voltage recessed spotlighting, 'Logik' gas boiler, double uPVC doors to paved patio, cupboard, plumbed for washing machine, space for tumble dryer



First floor Landing

Shelved hotpress, access to roofspace via pull down ladder

Main bedroom

13'10" x 11'3" (4.22m x 3.43m):

Built in furniture and wardrobe



Fully tiled ensuite

10'2" x 3'3" (3.1m x 1m):

Low flush WC, pedestal wash hand basin, low voltage recessed spotlighting, extractor fan, open plan wetroom shower



Bedroom 2
12'6" x 9'6" (3.8m x 2.9m):
Built in slide robes

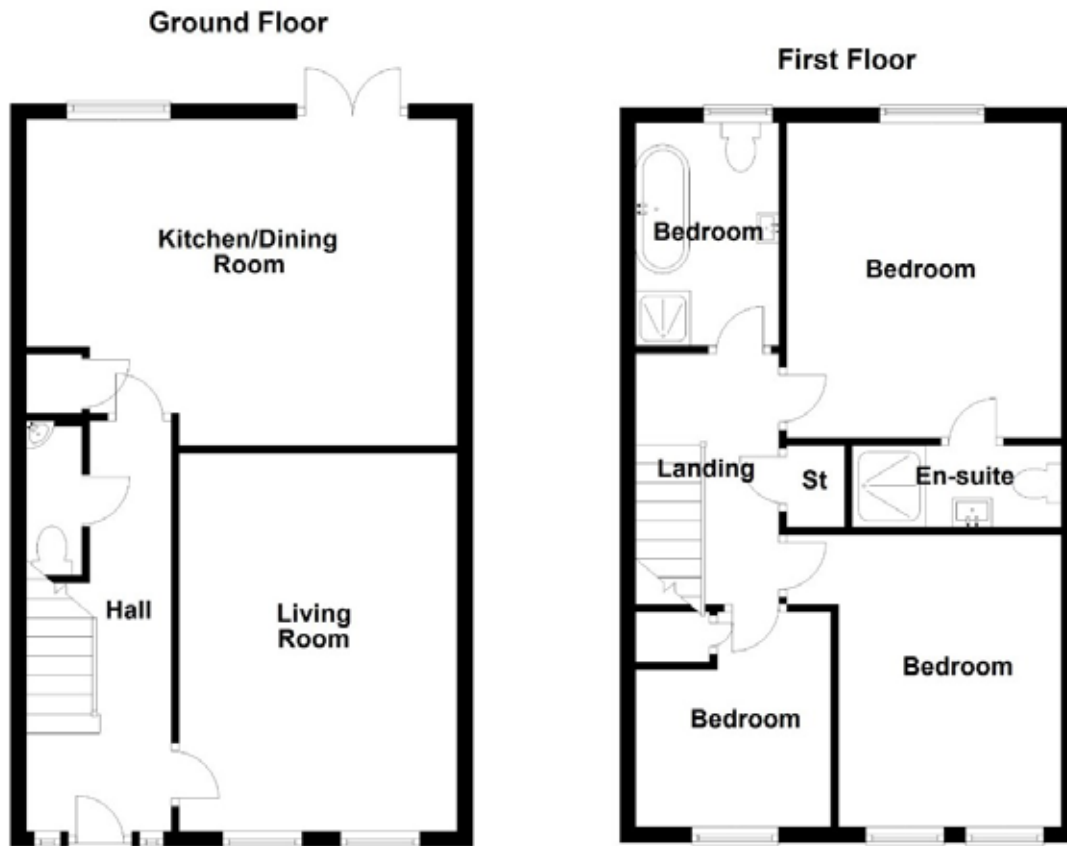


Bedroom 3
9'4" x 8'3" (2.84m x 2.51m):
Laminate wood floor



Bathroom
9'6" x 6'9" (2.9m x 2.06m):
Tiled floor, low flush WC, pedestal wash hand, bath with telephone hand shower, fully tiled shower cubicle with rainhead shower, low voltage recessed spotlighting





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

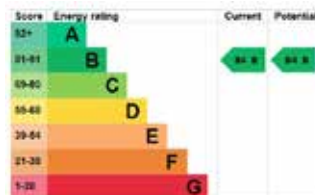
Crawford Mulholland

**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.