

# For Sale

Asking Price: £155,000

SimonBrien



47 Hillmount Gardens,  
BT10 0ES

[simonbrien.com](http://simonbrien.com)



## Description

This property is located in a popular location off Finaghy Road South, the property benefits from its close proximity to all local amenities within the area, excellent schooling and transport routes to Belfast City Centre and further afield.

The property itself provides a well presented layout with, three bedrooms, modern fully fitted kitchen, / dining area, living room, utility room, downstairs wc. There are three bedrooms and a modern bathroom in white suite. In addition, the property is positioned on a spacious site with gardens in lawn.

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

## Accommodation

### Reception Hall

uPVC double glazed front door to reception hall with tiled floor

### Living Room

15'11" x 10'2" (4.85m x 3.1m):  
Laminate wood floor

### Kitchen/Dining Area

11'7" x 10'4" (3.53m x 3.15m):  
Tiled floor, low voltage recessed spotlighting, range of high and low level units, 1.5 bowl stainless steel sink unit, under bench electric oven, 4 ring ceramic hob, stainless steel extractor fan, integrated dishwasher, space for fridge, part tiled walls

### Back Hallway/Utility Room

Laminate wood floor, range of high and low level units, plumbed for washing machine, space for tumble dryer, uPVC double glazed door leading to outside

### Downstairs WC

Low flush WC, pedestal wash hand basin



## Special Features & Services

- Attractive Mid Terrace
- Well Presented Accommodation Throughout
- Three Bedrooms
- Spacious Lounge
- Downstairs WC
- Rear Hallway / Utility Room
- Modern Fully Fitted Kitchen / Dining Area
- 1st Floor Bathroom In White Suite
- Gas Fired Central Heating
- uPVC Double Glazing
- Pleasant Enclosed Gardens In Lawn
- Popular & Convenient Location, Close To A Host Of Local Amenities, Schooling & Transport Routes
- Viewing by Private Appointment

### Bedroom 1

12'2" x 10'3" (3.7m x 3.12m):  
Laminate wood floor



### Bedroom 2

10'3" x 9'6" (3.12m x 2.9m):  
Laminate wood floor

### Bedroom 3

10'2" x 10'8" (3.1m x 3.25m):  
Laminate wood floor, built in wardrobe

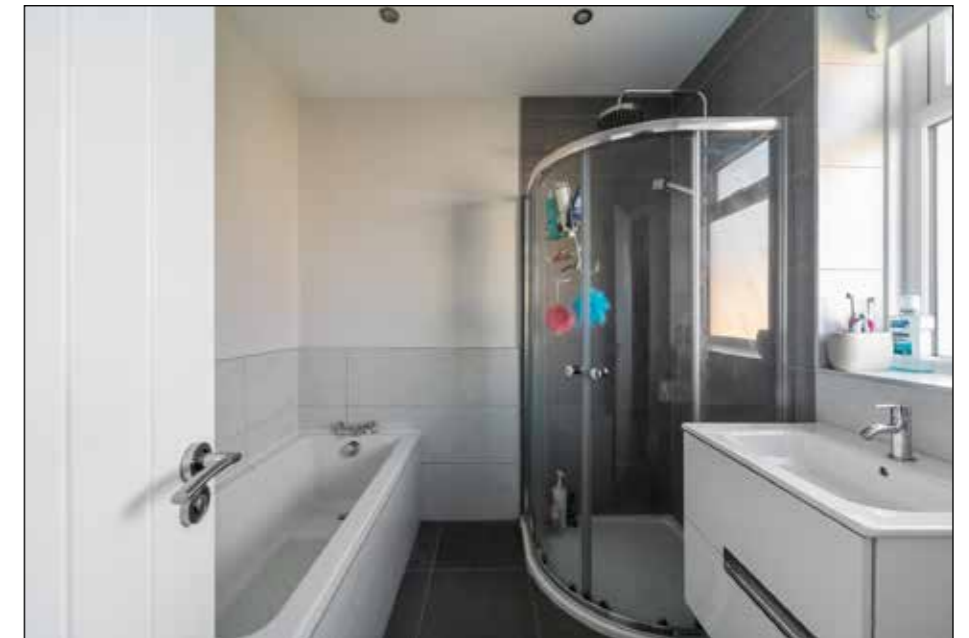


### Bathroom

Ceramic tiled floor, part tiled walls, close couple WC, pedestal wash hand basin with vanity unit, fully tiled shower cubicle with rainhead shower, bath, chrome heated towel radiator, spotlights, extractor fan

### Outside

Two paved paths to front and garden which is gravel. Spacious garden in lawn



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## NEGOTIATOR

**Robin Lyons (MNAEA)**  
**Simon Brien**  
**525 Lisburn Road, Belfast, County**  
**Antrim, BT9 7GQ**  
**T: +44 28 9066 8888**  
**E: southbelfast@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**

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