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**23 Bracken Hill Avenue**

Ballymaconaghy Road, Belfast  
BT8 6ZS

**Offers Over £399,950**

## 23 BRACKEN HILL AVENUE, BT8 6ZS

- Immaculately Presented Detached Home
- Four Well Proportioned Bedrooms (Master With Ensuite Shower Room)
- Lounge And Family Room
- Open Plan Kitchen With Dining And Living Area
- Modern Family Bathroom / Ground Floor WC
- Utility Room
- Gas Fired Heating / Double Glazed Windows
- Enclosed Patio Garden To Rear And Lawn To Front And Side
- Roof Mounted Photovoltaic Panels And Car Charger
- Superb Highly Sought After Location

Situated on a prominent site within the sought after Bracken Hill Development off the Ballymaconaghy Road, Four Winds, this delightful detached home offers excellent accommodation and convenience of location.

The property is in exceptional decorative order and has been beautifully maintained by the current owners.

Internally the property provides four sizeable bedrooms (Master with ensuite shower room) and family bathroom on the first floor. The ground floor provides a bright lounge with feature fireplace and wood burning stove, family room, open plan kitchen with range of modern fitted units and dining/living area, cloakroom with WC and a utility room.

Externally the property boasts a delightful enclosed patio garden to the rear with lawn to the front and side. There is also a detached garage and generous driveway with parking for multiple cars.

A further feature of note are the photovoltaic panels mounted on the roof which generate electricity for use in the house.

This property is suitable for a wide variety of purchasers and we would strongly encourage viewing to fully appreciate all the benefits of this fine home and location.







#### Property Comprises

Composite entrance door with glazed side lights and top light, leading to...

**ENTRANCE HALL** Tiled floor, stairs to first floor.

**WC** Low flush WC, wall mounted wash hand basin, tiled floor, extractor fan, recessed low voltage spotlights, tiled splashback.

**FAMILY ROOM 13' 1" x 12' 9" (4.01m x 3.89m) (@ widest points)**

**LOUNGE 10' 8" x 16' 5" (3.26m x 5.02m)** Hardwood herringbone flooring, fireplace with wood burning stove, granite hearth and surround.

**KITCHEN / LIVING / DINING AREA 17' 5" x 13' 10" (5.31m x 4.24m) (@ widest points)** Range of contemporary fitted high and low level units, granite work surfaces, integrated 4 ring gas hob, stainless steel under oven, integrated dishwasher, integrated fridge/freezer, stainless steel sink unit with mixer taps, stainless steel splashback, recessed low voltage spotlights, tiled floor.

**UTILITY ROOM 10' 7" x 5' 2" (3.24m x 1.58m)** Range of fitted high and low level units, granite effect work surfaces, single drainer stainless steel sink unit with mixer taps, plumbed for washing machine, gas fired boiler, tiled floor, door to rear garden.





**FIRST FLOOR LANDING** Access to floored roof space with lighting, hot press with shelving and tank.

**PRINCIPAL BEDROOM 13' 8" x 13' 7" (4.17m x 4.16m) (@ widest points)**

**ENSUITE** Comprising of an enclosed shower cubicle, wall mounted wash hand basin, low flush WC, tiled floor, part tiled walls, extractor fan, recessed low voltage spotlights.

**BEDROOM 11' 2" x 10' 0" (3.41m x 3.06m)**

**BEDROOM 12' 0" x 10' 9" (3.67m x 3.29m)** Built in mirrored sliding wardrobes.

**BEDROOM 8' 7" x 7' 2" (2.64m x 2.19m)**

**BATHROOM** Panelled bath hand shower, wall mounted wash hand basin, low flush WC, enclosed shower cubicle, part tiled walls, tiled floor, recessed low voltage spotlights, extractor fan.

**GARAGE 21' 2" x 10' 5" (6.47m x 3.18m)** Light and power, access to partially floored roof space, roller shutter door, service door.

**OUTSIDE** Enclosed patio garden to rear, garden in lawns with beech hedging to front and generous Tobermore brick driveway.

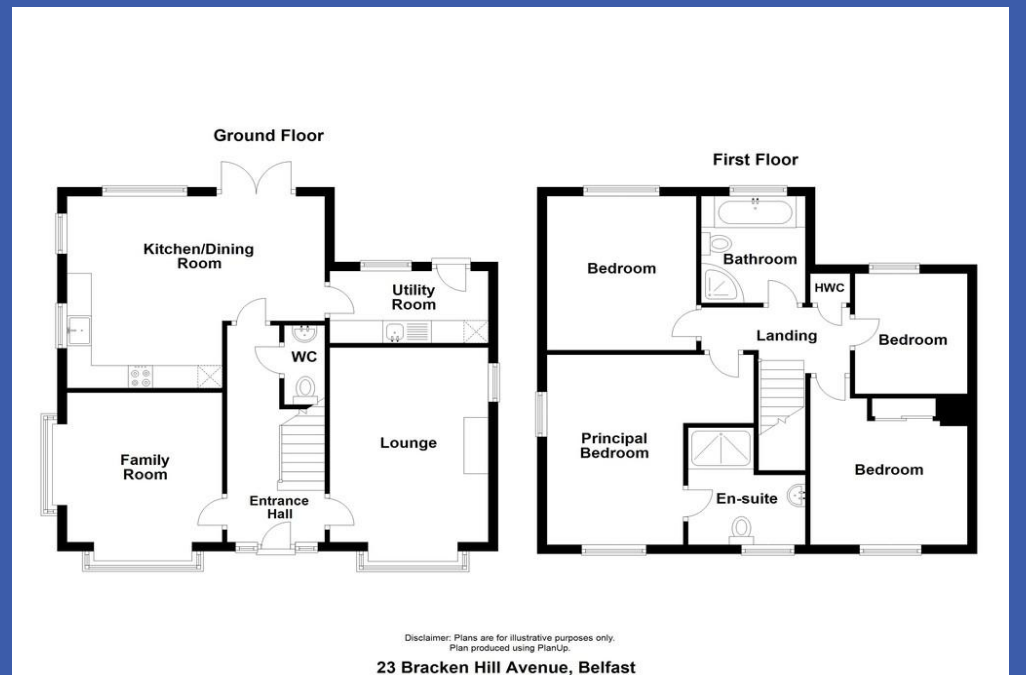
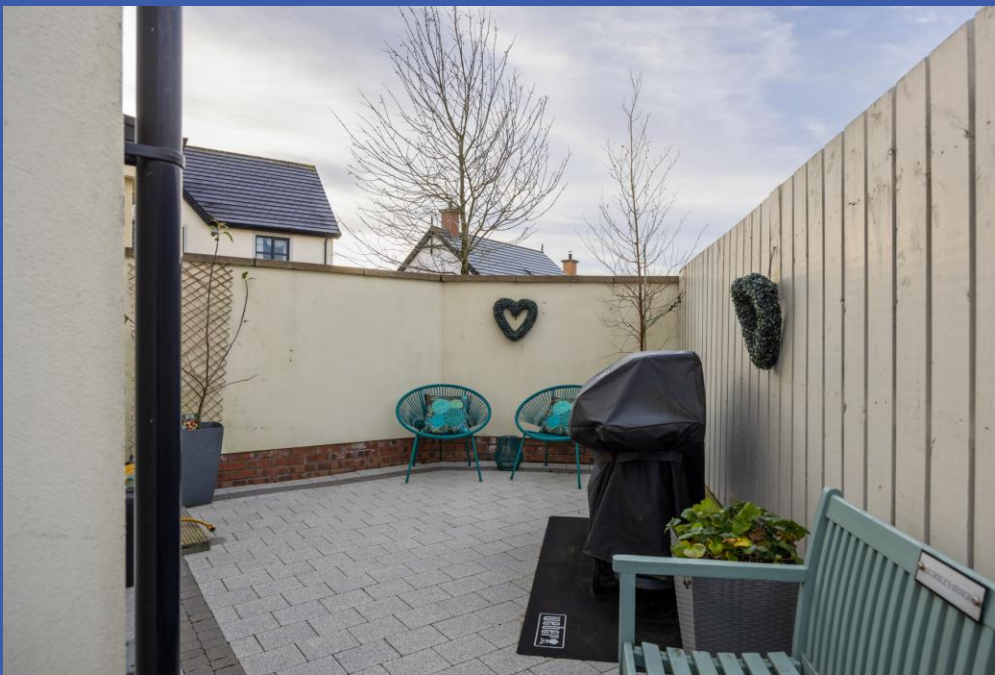


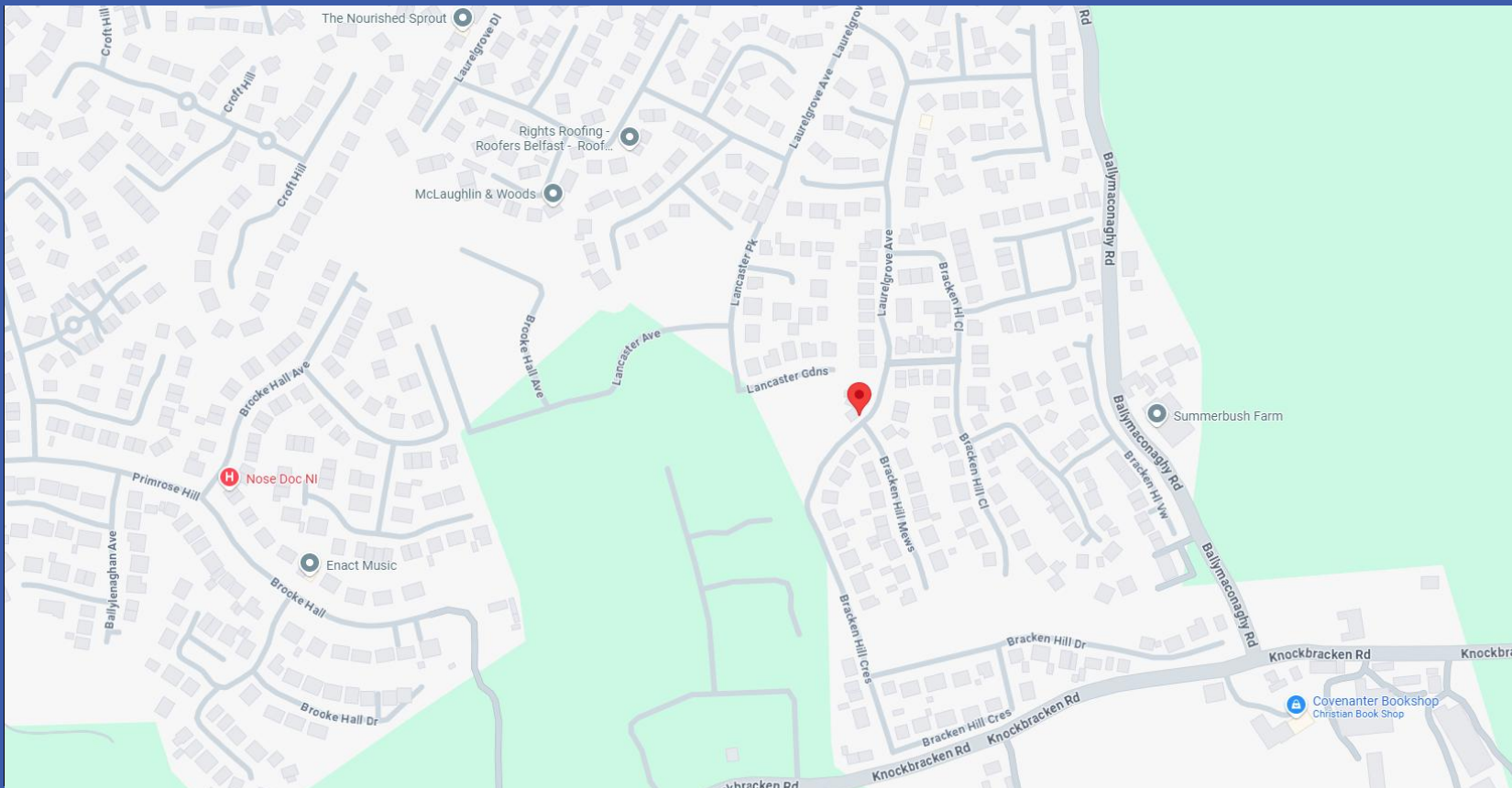












Score	Energy rating	Current	Potential
92+	A	93 A	93 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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