

# For Sale

Offers Over: £375,000

SimonBrien



104 Trossachs Drive  
Belfast  
County Antrim  
BT10 0HU

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



This attractive extended detached family home is situated in a quiet location just off the Upper Malone Road. The deceptively spacious property has been extensively extended by the current owners to provide spacious family sized accommodation which is finished to an excellent standard throughout and is perfectly complemented by a large enclosed and private rear garden.

Located in the popular Upper Malone area of South Belfast, close to leading primary and grammar schools, public transport, motorway networks and leisure amenities such as Malone and Dunmurry Golf Clubs.

Viewing is highly recommended. Please contact our South Belfast office on 028 9066 8888 to arrange a viewing at your convenience.

#### Special Features & Services

- Extended detached residence in highly regarded location
- Four well proportioned bedrooms
- Spacious family room with marble fireplace & gas fire
- Separate living room
- Modern kitchen with granite worktops with casual dining area
- Utility room and downstairs wc
- First floor modern family bathroom
- Integral garage
- Gas fired central heating
- Upvc fascia boards
- Upvc double glazed windows
- Large paved driveway with parking for vehicles side by side
- Large gardens to rear with paved patio & sitting area



### Accommodation

**Reception Hall** Glazed front door to reception hall with solid wood floor

**Downstairs WC** Fully tiled, low flush WC, pedestal wash hand basin

**Living Room** 16'6" x 13'10" (5.03m x 4.22m): Laminate wood floor, spotlighting

**Family Room** 21'7" x 11'5" (6.58m x 3.48m): Solid wood floor, marble fireplace with gas fire, cornice ceiling

**Kitchen/Dining Area** 14'7" x 8'9" (4.45m x 2.67m): Spotlighting, ceramic tiled floor, range of high and low level units, granite worktops, inset stainless steel sink unit, 'Bosch' double oven, 5 ring gas hob, stainless steel extractor fan, part tiled walls, space for fridge, plumbed for dishwasher. uPVC double glazed door leading outside

### First Floor Landing

**Main Bedroom** 12'2" x 11'6" (3.7m x 3.5m): Built in slide robes, laminate wood floor, built in cupboard

**Bedroom 2** 12'2" x 11'6" (3.7m x 3.5m): Laminate wood floor, built in cupboard, access to roofspace via pull down ladder

**Bedroom 3** 9'1" x 8'10" (2.77m x 2.7m): Laminate wood floor

**Bedroom 4** 9'1" x 7'7" (2.77m x 2.3m): Laminate wood floor, built in cupboard

**Fully Tiled Bathroom** Low flush WC, pedestal wash hand basin with vanity unit, chrome heated towel radiator, bath with telephone hand shower, corner shower cubicle, spotlighting

**Attached Garage** 18'11" x 2.30 (5.77m x 2.30): Power and light, roller shutter door

**Outside** Large paved driveway with parking for cars side by side. Front garden in lawn. Enclosed rear garden by fence with paved path and sitting area. Garden in lawn with gravel beds, shed and greenhouse





**NEGOTIATOR**

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 c	72 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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