



Greenwood Hill  
Belfast, BT8 7WF

Offers in the region of £325,000



## Greenwood Hill, Belfast

HMK Property is delighted to introduce No.122 Greenwood Hill to the sales market. An excellent opportunity to purchase a beautifully presented three bedroom detached home, situated within the highly sought after Greenwood development. On the ground floor there is a welcoming entrance hall leading to a spacious living room with a beautiful open fireplace and surround, it also has a large uPVC bay window flooding the room with natural light. Walnut double doors with glass insert lead you into a large open plan kitchen/diner with stylish shaker units. The kitchen has a range of integrated appliances, including a 'Caple' microwave, double oven with electric hob, extractor and dishwasher. The open plan kitchen has tiled flooring and is large enough to accommodate a dining table and chairs, there are double doors leading you from the kitchen straight onto the fully enclosed private garden, perfect for indoor/outdoor entertaining. There is also the added bonus of a utility room with built in cupboards, and plumbed for washer/dryer. Furthermore there is a second reception room currently used as an office but would make a perfect playroom or snug. On the first floor there are three excellent sized bedrooms, master with en-suite shower room and slide robes. There is a spacious family bathroom with separate bath and corner shower, low flush w/c and sink with storage. Outside, the property has a private, easily maintained garden. To the front of the property there is a small laid in lawn garden and a tarmac driveway to the side of the property for parking for at least two cars along with ample on street parking. To arrange a viewing of this beautiful family home, contact HMK Property on 02890397712.



HMK Property 8 Grand Parade, Belfast, BT5 5HH

T 02890397712





### *The facts you need to know...*

- A beautifully presented three bed detached family home.
- Luxury shaker style kitchen with integrated appliances and sociable dining space.
- A bright modern bathroom suite with bath and separate shower.
- Large tarmac driveway to the side of the property with ample parking.
- Within catchment to a range of leading schools in the surrounding area.
- Living room with feature open fireplace and large bay window.
- Three excellent size bedrooms, master with stylish en-suite shower room and slide robes.
- Gas Fired Central Heating & uPVC double glazing throughout.
- Fully enclosed laid in lawn private garden.
- Early viewing strongly recommended.



## *The property comprises...*

### **GROUND FLOOR**

Leading to..

### **ENTRANCE HALL**

A welcoming entrance hall with a tiled floor and skirting boards.

### **UTILITY**

A useful utility with built in storage, tiled flooring, and plumbed for washer/dryer.

### **KITCHEN**

17'1" 11'8"

A large kitchen/dining area with shaker style high and low level units, a wide range of integrated appliances to include a 'Caple' microwave, double oven with electric hob and extractor fan, tile flooring, and access to a sunny rear garden and internal glass panel doors leading to a separate living room.







*The property comprises...*

**LIVING ROOM**

18'4" x 11'8"

The living room has direct access to the kitchen/diner through double doors, a large bay window, and a beautiful open fire with cream marble fireplace

**PLAYROOM/STUDY**

9'8" x 9'2"

This spacious room is currently being used as an office but could easily be turned into a fantastic playroom or cosy TV room, with skirting boards, and a large uPVC window.

**FIRST FLOOR**

Carpeted stairs leading to...

**MASTER BEDROOM**

12'5" x 11'1"

This spacious master bedroom with built in slide robes, skirting and recess spotlights.





## *The property comprises...*

### **EN-SUITE**

A modern en-suite with chrome rain water drencher, partially tiled shower, low flush W/C and sink with vanity and storage underneath, It also benefits from an LED mirror and extractor fan.

### **BEDROOM 2**

16'2" x 8'9"

A spacious second bedroom with a large bay window, recess lighting and floating shelves.

### **BEDROOM 3**

11'5" x 9'1"

Overlooking the front of the property the third double bedroom is carpeted with skirting boards and a uPVC window.

### **HOTPRESS**

A useful hotpress with shelving for added storage and a Worcester gas boiler.

### **BATHROOM**

10'7" x 8'7"

A fully tiled bathroom to include a large corner shower with chrome showerhead, xpelair extractor fan, a separate bath and a low flush W/C, a ceramic sink with LED mirror, recess spotlights and heated radiator.

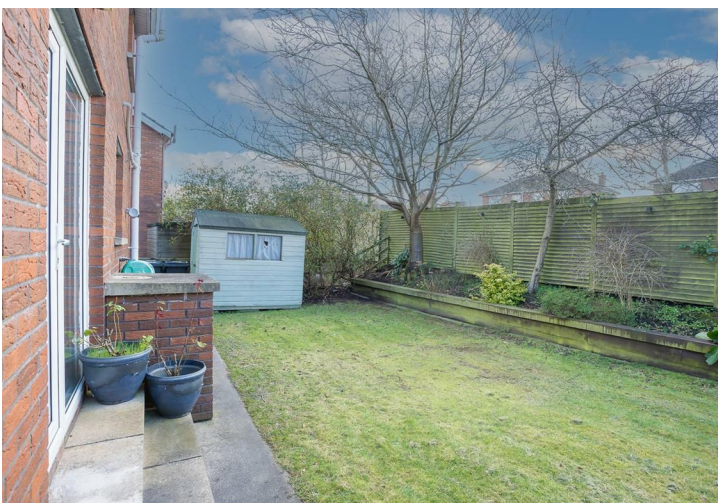
### **OUTSIDE**

To the front of the property there is a driveway with space for 2 cars, further on street parking, and a small garden. To the rear of the property is a well kept fully enclosed, private garden laid in lawn with a patio area.







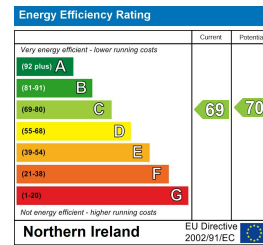


## Additional Information

No.122 Greenwood Hill is conveniently located in the Castlereagh area, with fantastic primary schools on your doorstep and just a short drive to Forestside Shopping Centre and ten minutes into Belfast City centre, this beautiful property will appeal to families and young professionals alike. Given the quality of the finish throughout the property early viewing is advised.

Need to sell or buy ? Contact Hannah Kennedy today on 02890 397712 to arrange a free property valuation.

### ENERGY EFFICIENCY RATING

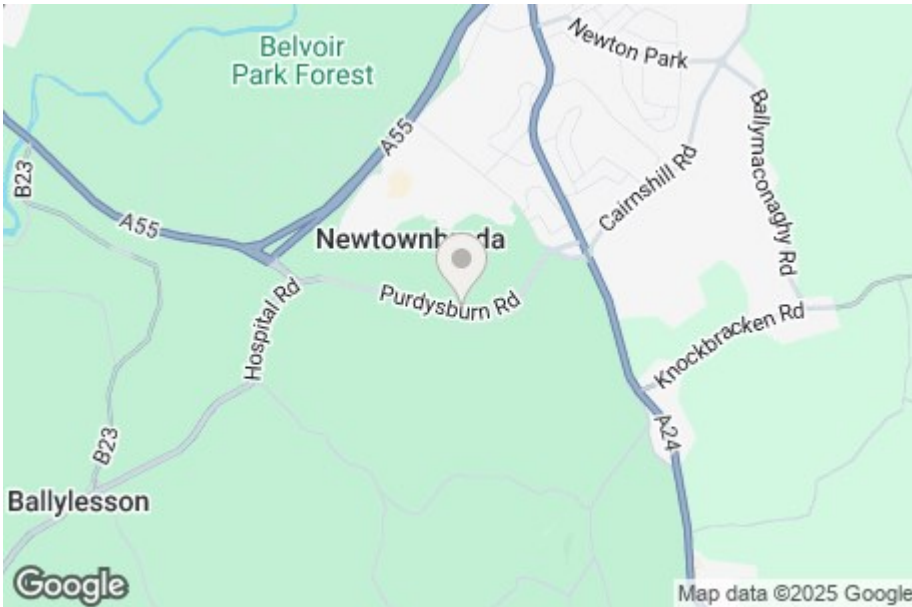


### VIEWING

By appointment with HMK Property

# Location

Travelling along the Purdysburn Rd turn into Greenwood Glen, Greenwood Hill is the second turning on the right, continue driving to the end of Greenwood Hill, No. 122 is located at the right hand side before turning the bend.



**HMK Property - Sales - Lettings - Management - Mortgages**

HMK Property  
8 Grand Parade  
Belfast  
BT5 5HH  
T: 02890397712  
E: info@hmkproperty.com

[www.hmkproperty.com](http://www.hmkproperty.com)

## Request a Free property valuation

Whether you're downsizing, need more space or simply a change of scenery. Whatever your reason for moving, HMK Property holds the key...

Contact HMK today for a free property valuation 02890397712



## DISCLAIMER

HMK Property have endeavoured to prepare these sales particulars as accurately and reliably as possible for the guidance of intending purchasers or lessees. These particulars are given for general guidance only and do not constitute any part of an offer or contract. The seller and agents do not give any warranty in relation to the property. We would recommend that all information contained in this brochure is verified by yourself or your professional advisors. Services, fittings, and equipment referred to in the sales details have not been tested and no warranty is given to their condition. All measurements contained within this brochure are approximate.

### Ground Floor



### First Floor



Please Note: This floorplan is for illustration purposes only  
Plan produced using PlanUp.

**122 GREENWOOD HILL, BELFAST**