



This immaculately presented semi detached is tucked away in a quiet cul de sac in the highly sought after 'Brooke Hall' development just off the Saintfield Road whilst being extremely convenient to a broad range of local amenities including; Forestside and Tesco's, leading schools, public transport links to Belfast and further afield.

The property is finished to an extremely high level of specification with many fine features including; luxury tiling, flooring and wood panelling. The property offers balanced accommodation which is ideal for modern day living requirements.

With so much to offer this property will appeal to a wide range of buyers.

Offers Over
£289,950

29 Brooke Hall Heights,
BELFAST,
BT8 6WN

Viewing by
appointment
through agent
028 9066 3030

- Attractive Well Presented, Three bedroom Semi Detached Home Within Quiet Cul de Sac
- Entrance Hall with Cloakroom wc
- Lounge with Solid Floor and Feature Fireplace
- Modern Fitted Kitchen with Range of Integrated Appliances Open Plan to Dining Room
- Access from Dining Area to Paved Patio Area
- Utility Room
- Three Well Proportioned Bedrooms, Principal Bedroom with Ensuite Shower Room
- Modern Bathroom with Freestanding Bath and Separate Shower
- Gas Heating / Double Glazed Windows
- Two Allocated Car Parking Spaces & Visitor Parking
- Enclosed Side & Rear Gardens in Lawns with Paved Patio Area and Boundary Fencing
- Popular Location and Convenience to a Host of Amenities Including Forestside, Local Schools and Public Transport Links to Belfast and Further Afield



The Property Comprises:

Ground Floor

Hardwood front door to:

ENTRANCE HALL:

DOWNSTAIRS W.C.: Low flush wc, pedestal wash hand basin, part panelled walls.



LOUNGE: 20' 5" x 12' 3" (6.22m x 3.73m) (at widest points). Solid oak floor, painted fireplace and marble inset and hearth. Cornice ceiling.



Telephone 028 9066 3030
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MODERN FITTED KITCHEN OPEN PLAN TO DINING ROOM: 20' 3" x 13' 0" (6.17m x 3.96m) (at widest points). Range of high and low level units, work surfaces, one and a half bowl stainless steel double sink unit, integrated fridge/freezer, integrated oven, four ring gas hob, stainless steel extractor fan, integrated dishwasher, island unit with breakfast bar, part tiled walls, ceramic tiled floor, low voltage spotlights and radiator cover. Oak effect uPVC doors to rear garden.



UTILITY ROOM: 8' 0" x 5' 1" (2.44m x 1.55m) (at widest points). Range of high and low level units, work surfaces, single drainer stainless steel sink unit, plumbed for washing machine, part tiled walls, ceramic tiled floor, gas boiler.



First Floor

LANDING: Cornice ceiling, access to roofspace, airing cupboard.

PRINCIPAL BEDROOM: 14' 2" x 11' 10" (4.32m x 3.61m) Built-in robes.

ENSUITE SHOWER ROOM: White suite comprising low flush wc, vanity unit with wash hand basin, fully tiled shower cubicle and drencher shower head, tiled splashback, ceramic tiled floor, low voltage spotlights, extractor fan.



BEDROOM (2): 13' 10" x 11' 0" (4.22m x 3.35m)



BEDROOM (3): 8' 9" x 8' 0" (2.67m x 2.44m)



MODERN BATHROOM: White suite comprising low flush wc, vanity unit with wash hand basin, free standing bath, fully tiled shower cubicle with drencher shower, part tiled walls, ceramic tiled floor, part panelled walls, low voltage spotlights.

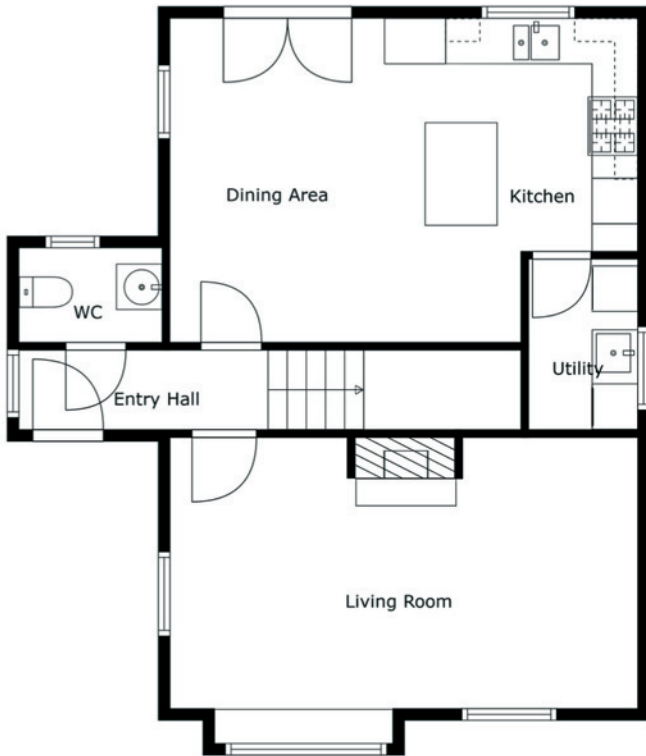


Outside

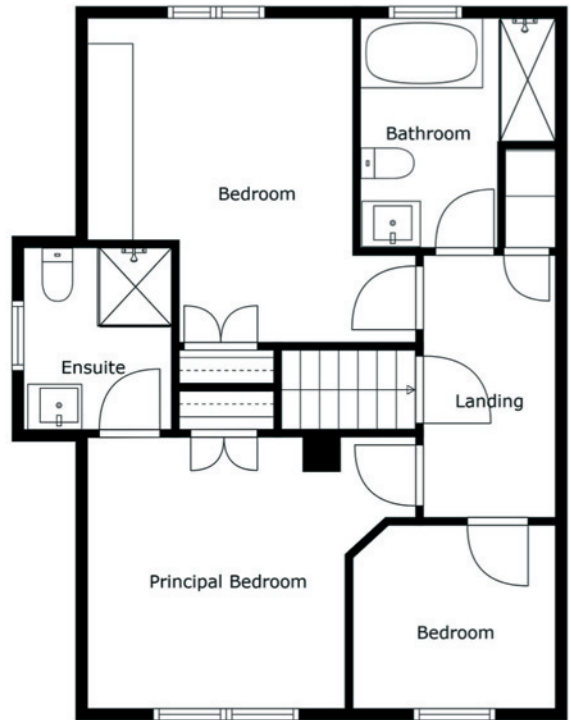
Two allocated car parking spaces and visitor parking.

Enclosed side and rear gardens in lawns with boundary fencing and large paved patio.





Floor 1



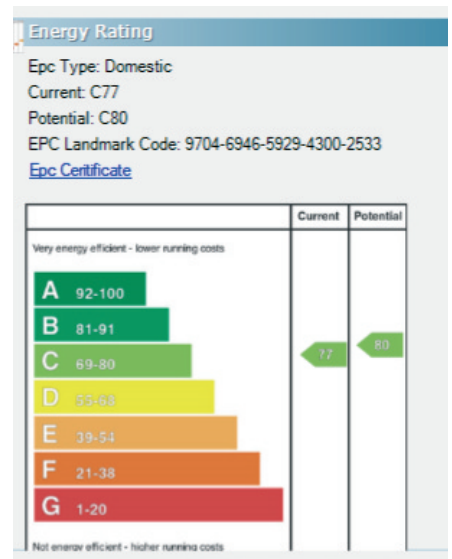
Floor 2

Sizes And Dimensions Are Approximate. Actual May Vary.

Location:

Heading out of Belfast on Saintfield Road turn left into Primose Hill and Brooke Hall is on the left.

Lisburn Road - 028 90 66 3030
 Ballyhackamore - 028 90 65 0000
 Lisburn - 028 92 66 1700
 North Down - 028 90 42 4747
www.templetonrobinson.com



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