

simonBRIEN
RESIDENTIAL

69 Larkfield Gardens ,
Belfast, BT4 1QR



Asking Price £149,950

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Well Presented Mid Terrace In A Cul-De Sac Location
- Four Good Sized Bedrooms
- Living Room
- Dining Room
- Fitted Kitchen
- White Bathroom Suite
- Double Glazed Window Frames / Oil Fired Central Heating
- Convenient To Public Transport Links, Close To Victoria Park, Belmont Village, Belfast City Centre & Titanic Quarter



SUMMARY

This well-presented mid terrace property comes to the market and will immediately appeal to those seeking to purchase within this highly convenient setting. The property layout comprises an entrance hall, living room, dining room and fitted kitchen on the ground floor. On the first floor, there are three good sized bedrooms and bathroom in white suite. The fourth bedroom is on the second floor. Outside, the property has an enclosed paved rear garden area and there is a brick paved forecourt. The property benefits from double glazed window frames and oil-fired central heating. Located close to excellent public transport links, local schools, the City Centre, Belfast City Airport and Titanic Quarter, the Outer Ring is also accessible from here. Early viewing is advised to appreciate this spacious property.

ACCOMMODATION

ENTRANCE

Glass panel front door.



GROUND FLOOR

LIVING ROOM: 14' 0" x 12' 5" (4.27m x 3.78m)

Laminate wood floor.



KITCHEN: 9' 6" x 7' 6" (2.9m x 2.29m)

Range of high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Partly tiled walls. 4 ring hob with under oven. Plumbed for washing machine. Spot lighting.



FIRST FLOOR

BATHROOM:

White suite comprising panelled bath with Mira shower over. Low flush WC. Pedestal wash hand basin. Part PVC panelled walls. Ceramic tiled floor.

BEDROOM (1):
12' 10" x 11' 0" (3.91m x 3.35m)

Laminate wood floor. Built in wardrobes.

BEDROOM (2):



DINING ROOM:
9' 8" x 7' 9" (2.95m x 2.36m)



11' 0" x 10' 9" (3.35m x 3.28m)

Laminate wood floor.

BEDROOM (3):



BEDROOM (4):

12' 2" x 9' 10" (3.71m x 3m)

Eaves storage.



8' 0" x 5' 8" (2.44m x 1.73m)

Laminate wood floor.

SECOND FLOOR

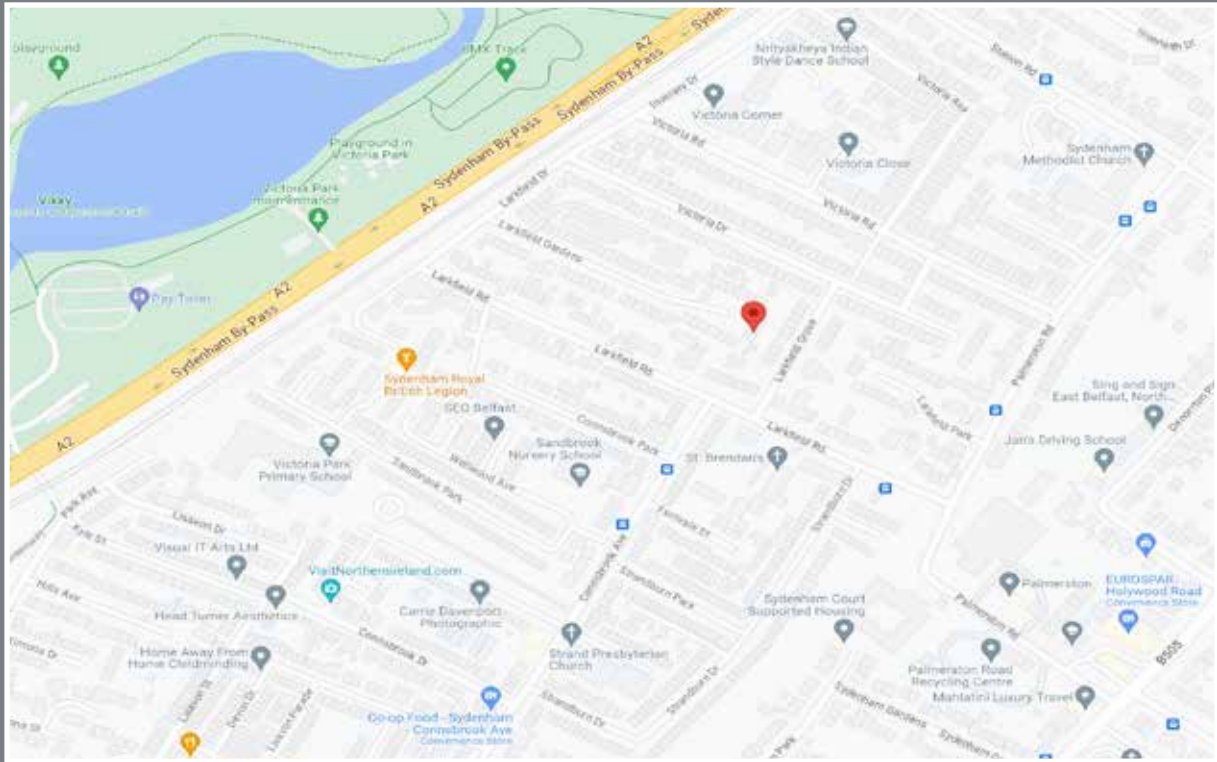


OUTSIDE

Front brick paved forecourt. Enclosed rear with paved patio. Oil fire boiler. Outside PVC tank. Timber shed. Outside light and tap.



Location



Financial Advice

If you are moving house or investing in property, we can put you in touch with an independent financial advisor. This is a free, no obligation service, so why not contact us to see what they have to offer.



Website

View all our properties on-line or check how your home is selling. Our website is updated every 30 minutes. Visit our website at www.simonbrien.com



Lettings Department

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: JD/H/23/SP



EPC REF: 8137-2628-8200-0002-9226

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.