

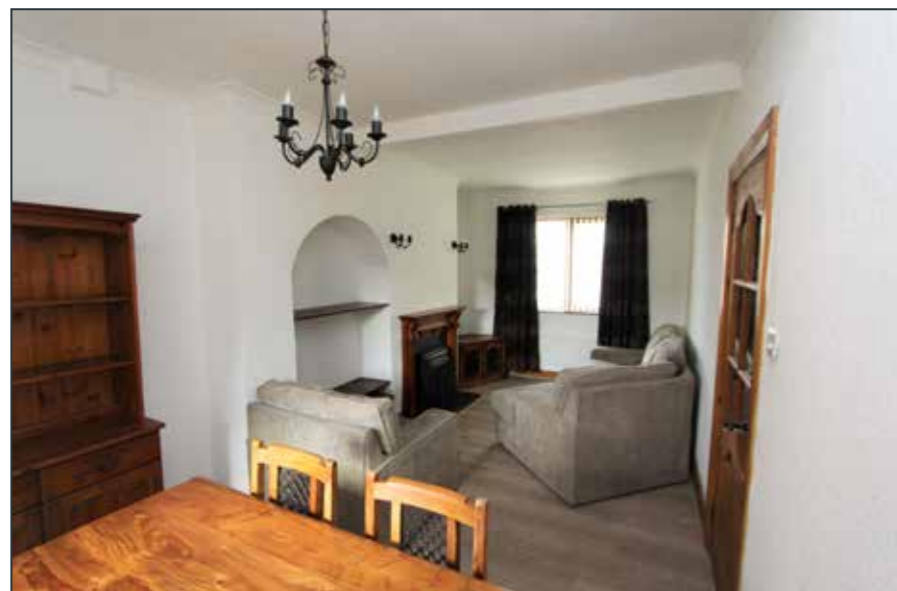
simon**BRIEN**
RESIDENTIAL

3 Strandburn Drive,
Belfast, BT4 1NA



Asking Price £109,950

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Well Presented Mid Terrace Property
- Through Lounge
- Separate kitchen with a range of appliances
- Three Bedrooms
- Family Bathroom with White Suite
- Gas Fired Heating
- Enclosed Rear Yard

SUMMARY

Simon Brien Residential are delighted to welcome to the sales market this well presented mid terrace located within easy commuting distance to Belfast City Centre, Holywood, City Airport and beyond. With Sydenham train station on the doorstep this property is sure to be popular in todays market.

The accommodation comprises entrance hall, through lounge, separate kitchen with range of appliances. On the first floor there are three bedrooms, and family bathroom with white suite. The property further benefits from gas fired central heating, double glazing and enclosed rear yard.

Viewing is highly recommended, please contact the East Belfast office on 028 9059 5555 to arrange a suitable appointment..

ACCOMMODATION

ENTRANCE

Entrance Door

GROUND FLOOR

ENTRANCE HALL:

Laminate wood flooring, under stairs storage.

THROUGH LOUNGE:

19' 10" x 9' 7" (6.05m x 2.92m)

Feature fireplace with electric fire, laminate wood flooring.

KITCHEN:

18' 1" x 6' 4" (5.51m x 1.93m)

Excellent range of high and low level oak units, 1 1/4 bowl stainless steel sink with single drainer and mixer taps. Four ring ceramic hob, under oven, extractor canopy, washing machine, fridge freezer. Part tiled walls.



FIRST FLOOR

BEDROOM (1):

10' 0" x 9' 9" (3.05m x 2.97m) At widest points.



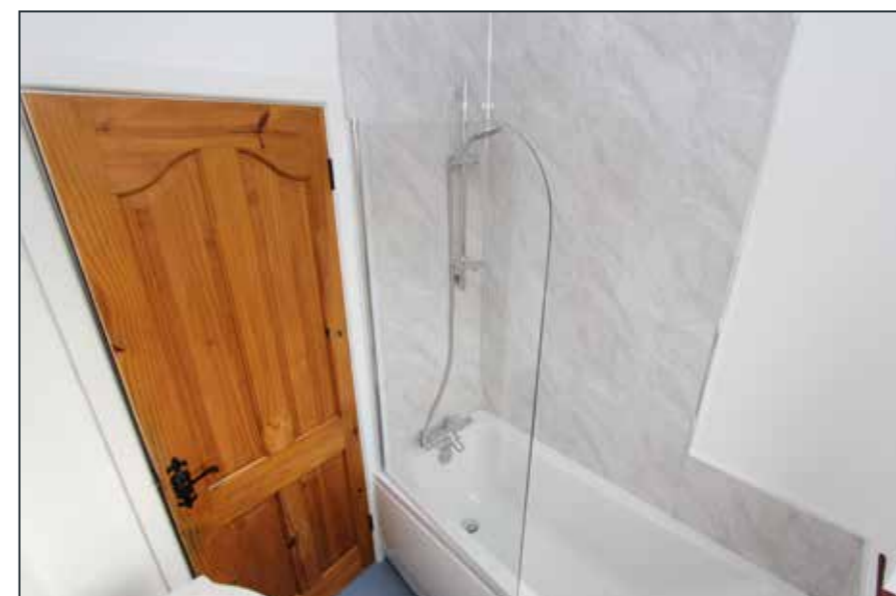
BEDROOM (2):

9' 8" x 9' 0" (2.95m x 2.74m)

BEDROOM (3):

6' 6" x 5' 7" (1.98m x 1.7m)

Housing gas fired boiler



BATHROOM:

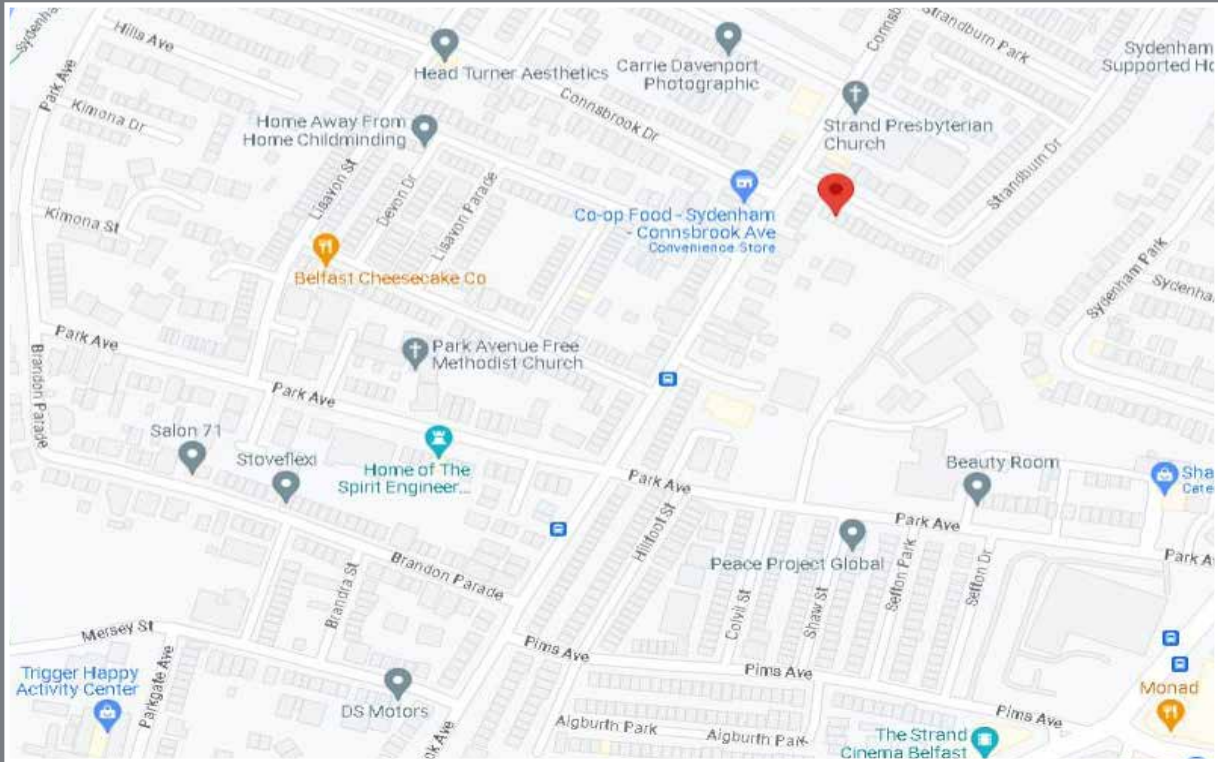
White suite comprising with panel bath, thermostatic shower above, vanity unit, low flush wc. part tiled walls.

OUTSIDE

Enclosed garden to front

Enclosed courtyard to rear with alley access.

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: SHJD/J/23/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	64 D	
39-54	E		
21-30	F		
1-20	G		

EPC REF: 2729-2082-0245-6898-9960

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