

simon**BRIEN**  
RESIDENTIAL

13 Hawthornden Lodge,  
Belfast, BT4 3PG



Offers Over £450,000

Telephone 02890 595555  
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#### KEY FEATURES

- Charming & Immaculately Presented Linked Semi-Detached Home
- Four Good Sized Bedrooms, Master With Ensuite
- Large Living Room Open To Dining Area
- Family Room With Sun Room
- Stunning Kitchen With Built-In Appliances & Polished Stone Worktops
- French Doors From Sun Room Onto South Facing Patio
- Phoenix Natural Gas Central Heating & Double Glazing
- Garage With Electric Roller Door & Car Port
- Highly Convenient To Leading Schools, Belmont & Ballyhackamore Village & City

#### SUMMARY

Hawthornden Lodge is a charming linked semi-detached home set in an exclusive and private development in the heart of Belmont, a short stroll from leading sports clubs, shops and parks.

Internally, the accommodation is deceptively spacious and immaculately finished, consisting of polished stone worktops, solid wood flooring and hardwood architraves and skirting, ideal for those who appreciate a high standard of workmanship.

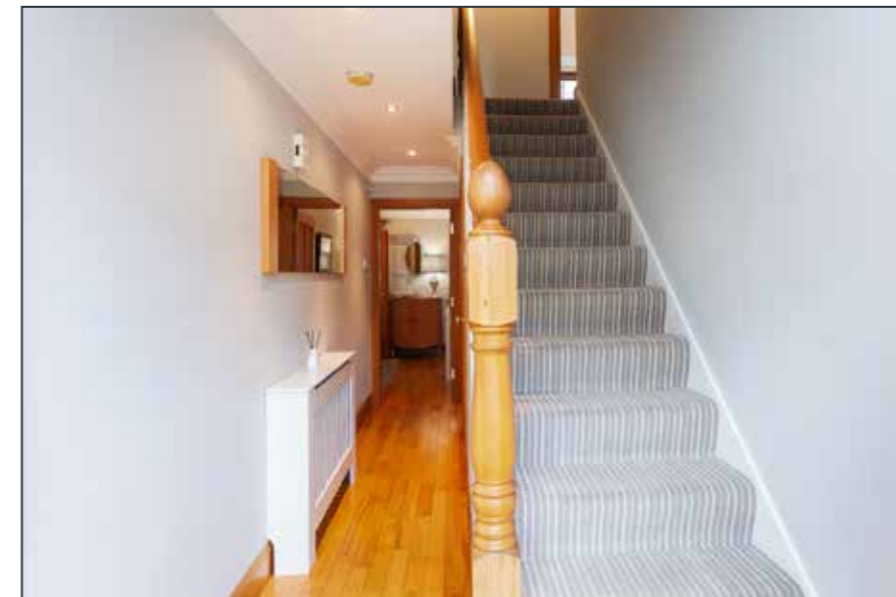
Ideal space for the young professional couple or the family wanting to live within walking distance of some of the provinces leading schools or the folk wanting to downsize, be sure to arrange a viewing of this home in this highly sought after location.



#### ACCOMMODATION

##### GROUND FLOOR

Entrance door with double glazed side panels leading to:

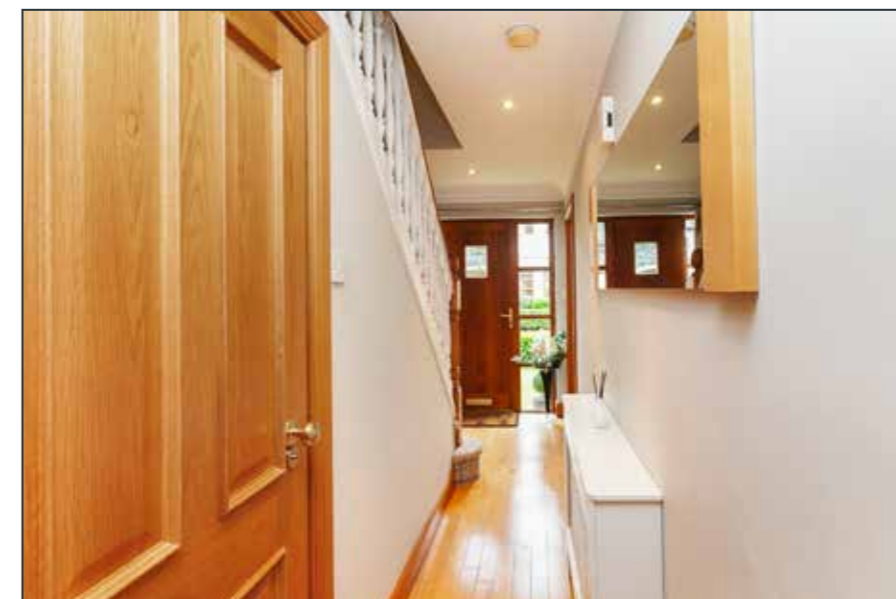


##### ENTRANCE HALL:

Solid wooden floor.

##### CLOAKROOM:

Low flush WC. Wash hand basin. Wooden floor.





**LIVING / DINING AREA:**

**28' 1" x 13' 1" (8.56m x 3.99m) (max)**

Solid wooden floor. Polished granite fireplace and hearth the brick surround plumbed for gas. Corniced ceiling.

French double doors to Sun Room.



**SUN ROOM:**

**12' 8" x 10' 0" (3.86m x 3.05m)**

French double doors to rear. Wood burning stove. Ceramic tiled floor.



**FAMILY ROOM:**

**14' 4" x 9' 2" (4.37m x 2.79m)**

French double doors.



**KITCHEN WITH CASUAL DINING:**

**13' 4" x 12' 0" (4.06m x 3.66m)**

Excellent range of high and low level white gloss units. Polished stone work surfaces. 4 ring stainless steel gas hob. Bosch oven and microwave oven. Integrated fridge, dishwasher and freezer. 1.5 bowl stainless steel sink unit with mixer tap. Plumbed for washing machine. Central island unit. Glass splashback. Ceramic tiled floor in kitchen area.





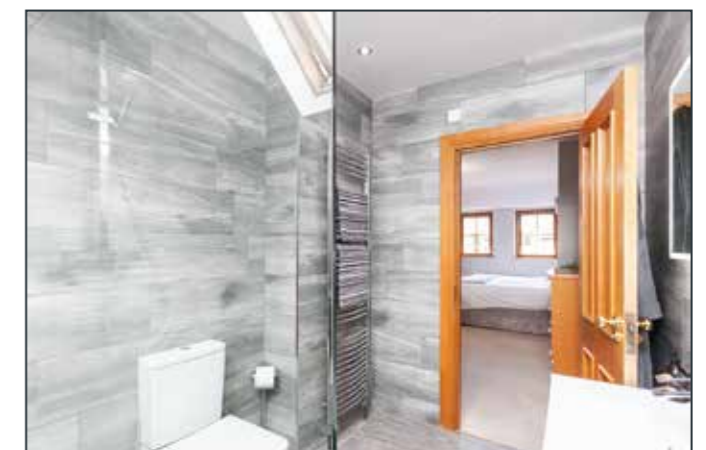
FIRST FLOOR



**BEDROOM (1):**  
18' 1" x 13' 2" (5.51m x 4.01m)

**ENSUITE SHOWER ROOM:**

Large shower cubicle with chrome overhead shower. Vanity unit with mixer tap. Low flush WC. Fully tiled walls. Ceramic tiled floor. Chrome towel rail.







**BEDROOM (2):**  
11' 4" x 10' 3" (3.45m x 3.12m)



**BEDROOM (3):**  
13' 2" x 9' 2" (4.01m x 2.79m)

Built-in wardrobe.



**BEDROOM (4):**  
16' 0" x 9' 10" (4.88m x 3m)



**BATHROOM:**

White suite comprising of freestanding bath with mixer tap. Fully tiled shower cubicle with overhead shower. Low flush WC. Vanity unit with mixer tap. Fully tiled walls. Ceramic tiled floor. Chrome towel rail.





**OUTSIDE**

**GARDEN AREAS:**

To the rear is a south facing paved patio area. To the front car port.

**SEMI-DETACHED GARAGE:**

**18' 0" x 10' 0" (5.49m x 3.05m)**

Remote controlled up and over shutter door. Power and light. Side service door.



Ground Floor

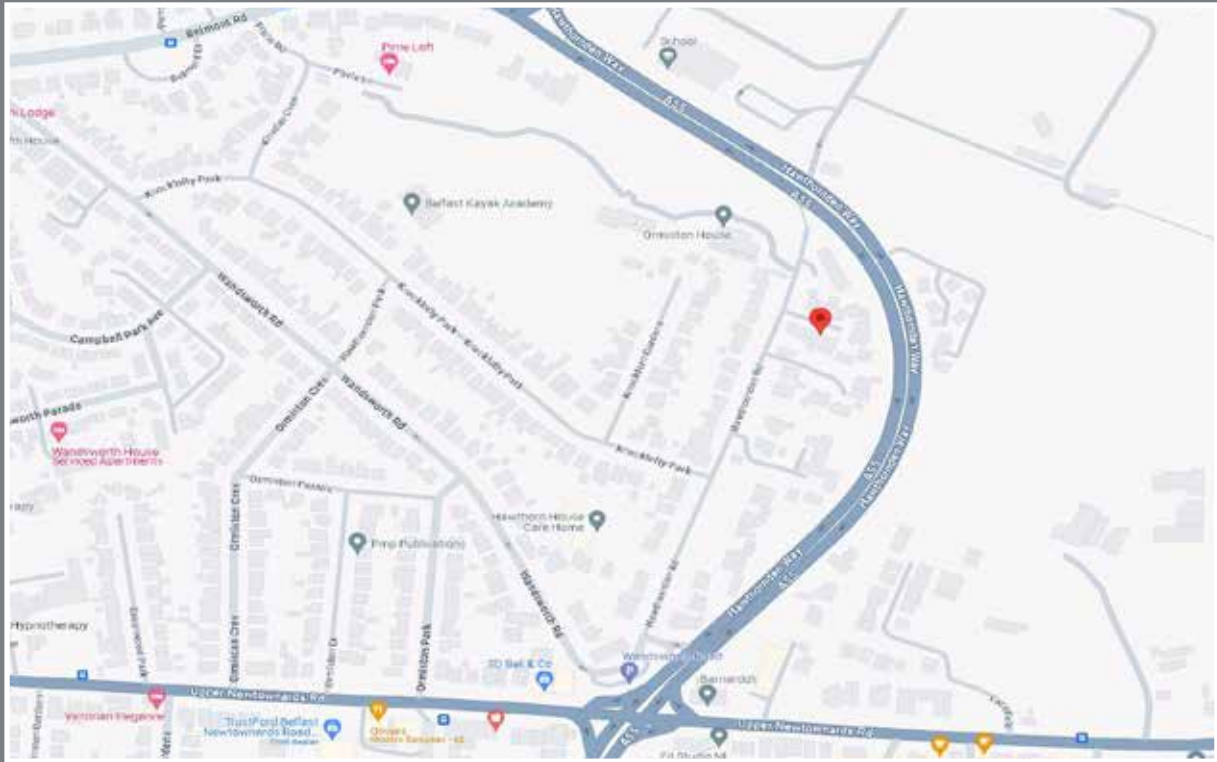


First Floor

All measurements are approximate and for display purposes only.



# 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](http://www.simonbrien.com)



## Lettings Department

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REF: SHJD/D/24/AN



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 74 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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