

simon**BRIEN**
RESIDENTIAL

12 Norwood Gardens,
Belfast, BT4 2DX



Asking Price £550,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- An Attractive Red Brick Double Bay Detached Property
- Superb Presentation Throughout
- Generous Corner Site Extending To Approximately 0.2 Acres
- Cloakroom With Wc
- Four Good Sized Bedrooms, (Primary Ensuite Shower Room And Dressing Room)
- Stunning Views From Upper Floors To Belfast Harbour And Hills Beyond
- Kitchen Open To Dining Area With Integrated Appliances
- Lounge And Living Room
- Bathroom Comprising White Suite And Separate Wc
- Mostly Double Glazed Windows
- Oil Fired Central Heating System
- Generous Sunny Garden To Rear Enjoying Great Privacy
- Detached Double Garage And Large Side Workshop
- Off Street Side By Side Parking For 2 Cars

SUMMARY

A superb extended detached villa, perfectly positioned for those wishing to enjoy the quiet life yet within easy access of all East Belfast and its varied amenities in Ballyhackamore and Belmont.

Benefitting from a large extension to the rear, the ground floor has a cloakroom with wc, spacious and modern kitchen open to dining room, living room and lounge. The superbly appointed kitchen is ideal for today's modern living and entertaining. On the first floor four well-proportioned bedrooms, one with dressing room and ensuite, a main bathroom with a separate wc.

The first floor principal rooms have impressive views to the harbour and beyond. Additional conveniences include double glazing, oil fired central heating, a ground floor wc and a detached double garage plus workshop and parking. The gardens are private and sunny, with the site extending to approximately 0.2 acres, there is further space for development of the site (subject to local authority consent).

Set in a mature and well established residential area, increasing in demand due to its proximity to a number of the provinces leading schools, leisure facilities and excellent transport links to Belfast City Centre and beyond. Early viewing is recommended.



ACCOMMODATION

GROUND FLOOR

OPEN ENTRANCE PORCH



ENTRANCE HALL:

Oak parquet floor.



CLOAKROOM:

Low flush WC, vanity sink unit.

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KITCHEN OPEN TO DINING AREA:

24' 9" x 12' 0" (7.54m x 3.66m) Into bay.

Oak floor, full range of high and low level units, 4 ring ceramic hob, eye level oven and grill, built in microwave, dishwasher, fridge freezer, breakfast bar, composite work surface.



LOUNGE:

22' 6" x 14' 0" (6.86m x 4.27m) Into bay.

Parquet wood floor, French double doors to Living Room. Views to Cavehill.





LIVING ROOM:
13' 0" x 11' 5" (3.96m x 3.48m)
Sliding door to rear garden.

FIRST FLOOR

REAR LANDING:
Double glazed stained glass window.



BEDROOM (2):
15' 0" x 12' 0" (4.57m x 3.66m)
Into bay.
Views to Craigantlet hills and Stormont.



BEDROOM (1):
13' 2" x 11' 9" (4.01m x 3.58m)
With Ensuite and Dressing Room. Views to Craigantlet hills and Stormont.



BEDROOM (3):
12' 10" x 12' 0" (3.91m x 3.66m)
Into bay.
Corniced ceiling, views over roof tops to Belfast Harbour and Cavehill. Built in cupboard.



ENSUITE SHOWER ROOM:
Fully tiled shower cubicle with thermostatic shower, low flush WC, vanity sink unit, ceramic tiled floor, chrome towel radiator.



BEDROOM (4):
8' 0" x 6' 5" (2.44m x 1.96m)
Views over roof tops to Belfast harbour and Cavehill.

BATHROOM:

White suite comprising: panelled bath with mixer taps, fully tiled shower cubicle, pedestal wash hand basin, fully tiled walls. Access to spacious airing cupboard.



SEPARATE WC:

Low flush WC, fully tiled walls.

LANDING:

Access to floored roofspace, power and light.



OUTSIDE

Garden – private gardens to front side and rear laid in lawn with a range of mature shrubs.

Driveway with side by side parking for 2 cars.

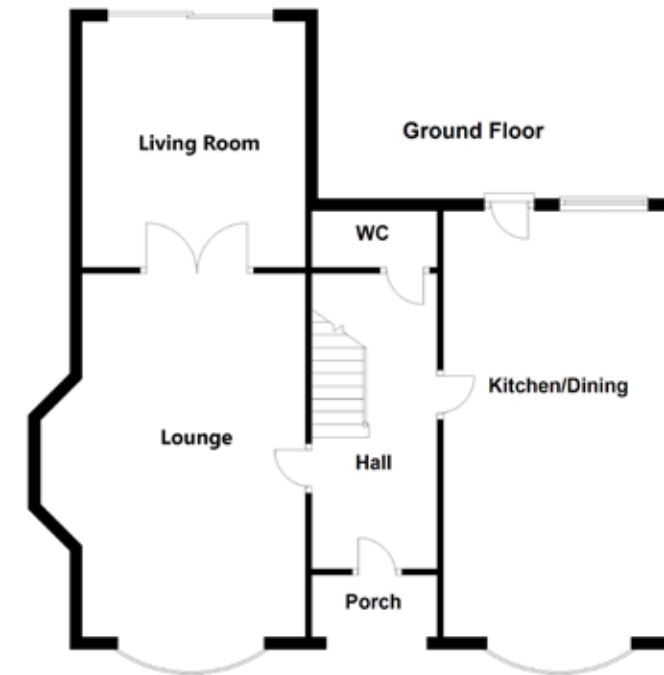
DOUBLE GARAGE PLUS

WORKSHOP:

32' 10" x 20' 0" (10 m x 6.1m)

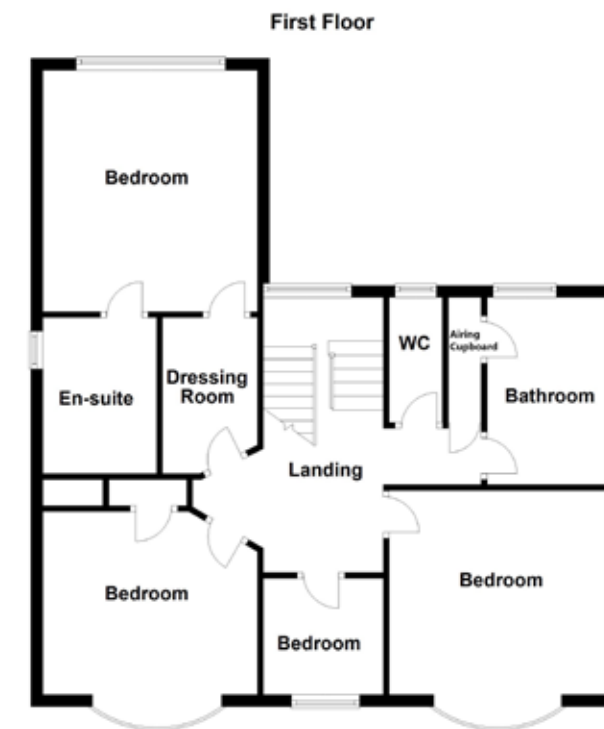


FLOOR PLANS

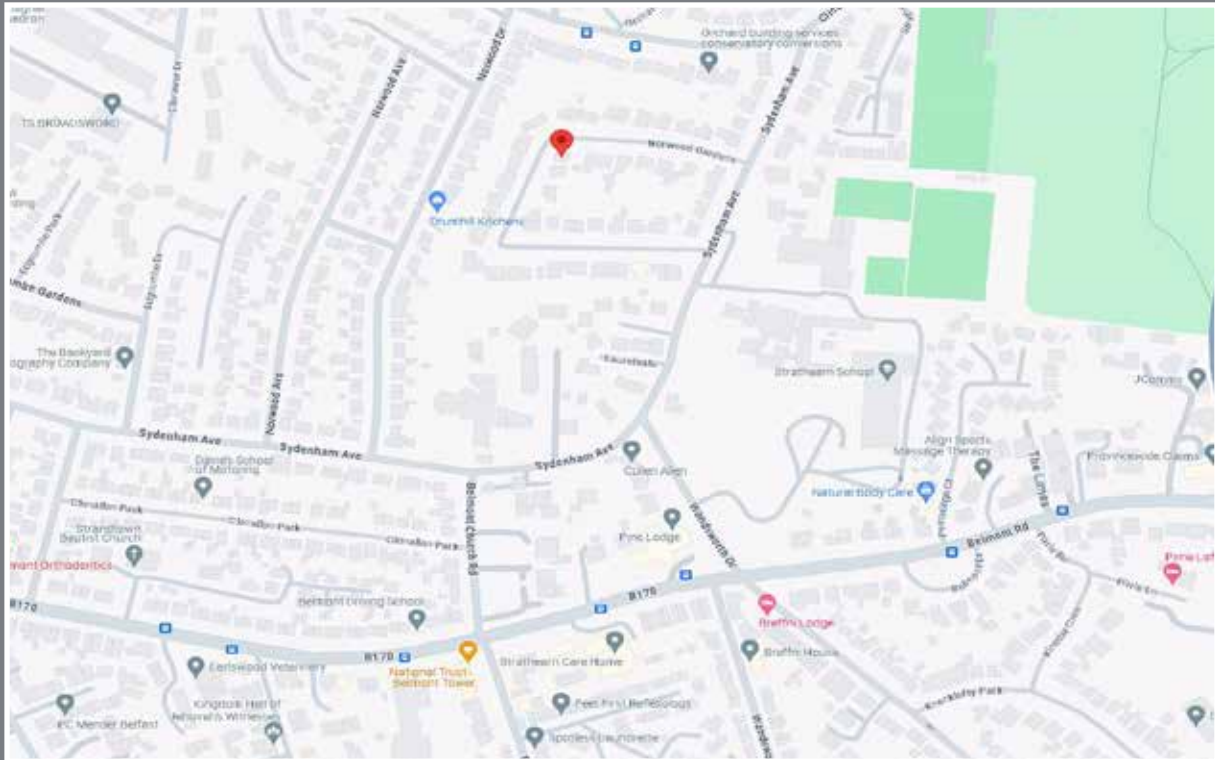


This plan is for illustrative purposes only.
Plan produced using PlanUp.

12 Norwood Gardens, Belfast



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/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		59 D
39-54	E	41 E	
21-38	F		
1-20	G		

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