

**simonBRIEN**  
RESIDENTIAL

78 Abbey Park,  
Belfast, BT5 7HR



Asking Price £249,950

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## KEY FEATURES

- Attractive semi-detached property in well regarded location
- Three well-proportioned bedrooms
- Spacious through lounge / dining area
- Fitted kitchen
- Shower room in white suite
- Cloakroom
- Oil fired central heating
- Double glazed window frames
- Detached garage
- Enclosed rear garden with patio areas & brick paved off street parking
- Convenient to leading primary & post primary schools
- Close to shops, public transport links & the comber greenway

## DESCRIPTION

This is an attractive semi-detached home in a popular East Belfast location.

The property layout comprises an entrance hall with cloakroom, through lounge / dining area, fitted kitchen on the ground floor. On the first floor, there are three well-proportioned bedrooms and a shower room in white suite. Benefiting from uPVC double glazed windows and oil fired central heating, this home is ready to move into. Outside, there is a detached garage, brick paved off street parking and front and rear gardens.

Within walking distance of shops, public transport links, the Comber Greenway and Stormont Estate, leading local primary and post primary schools are also within easy reach, we feel confident that interest in this property will be strong.

Early viewing is advised to appreciate this semi-detached property.

## ACCOMMODATION

### GROUND FLOOR

uPVC double glazed front door and side panels.

### ENTRANCE HALL:

Solid wooden floor. Cloakroom.



## THROUGH LOUNGE:

Solid wood flooring, sandstone fireplace, double glazed French doors.





**KITCHEN:**

**8' 10" x 7' 10" (2.69m x 2.39m)**

Range of high and low level units, 1.5 bowl stainless steel sink unit with mixer taps, 4 ring electric hob and under oven, stainless steel extractor hood over, integrated dishwasher, integrated washing machine, ceramic tiled floor, spotlighting.



**FIRST FLOOR**

**LANDING:**

Access to floored roofspace with light via ladder.

**SHOWER ROOM:**

Contemporary white suite comprising: shower cubicle with Aqualisa shower, wash hand basin with mixer taps, push button WC, chrome towel radiator, fully tiled walls, ceramic tiled floor.



**BEDROOM (1):**

**12' 0" x 10' 0" (3.66m x 3.05m)**

Built in sliding mirror fronted wardrobes.





**BEDROOM (2):**  
12' 0" x 9' 10" (3.66m x 3m)



**BEDROOM (3):**  
9' 0" x 8' 10" (2.74m x 2.69m)



**OUTSIDE**

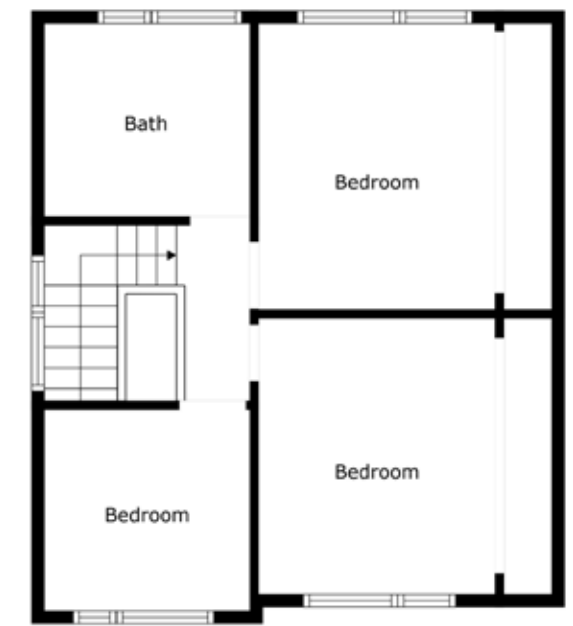
Tarmac driveway and garden in lawns. Brick paved patio. Decked area, outside tap and light.

**DETACHED GARAGE:**  
18' 8" x 9' 5" (5.69m x 2.87m)

Light and power.

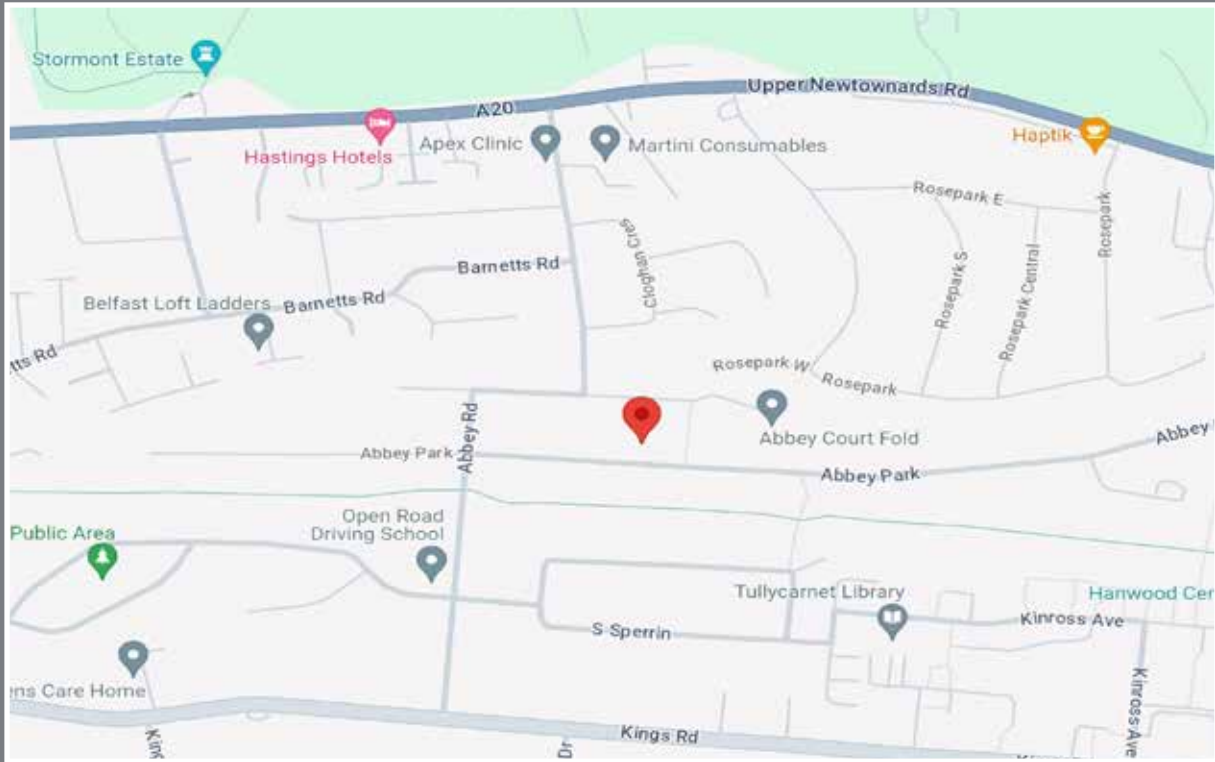


Floor 1



Floor 2

# 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

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/E/24/SD



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		57 D
39-54	E	44 E	
21-38	F		
1-20	G		

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