

simon**BRIEN**
RESIDENTIAL

4 Garnerville Gardens,
Belfast, BT4 2PA



Asking Price £200,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Attractive Semi-Detached Property In A Popular Residential Setting
- Three Bedrooms
- Sitting Room
- Extended Living Room
- Extended Kitchen with integrated appliances
- Contemporary White Bathroom Suite
- Oil Fired Central Heating
- uPVC Double Glazed Window Frames
- Enclosed Rear Garden Enjoying afternoon and evening sun
- Detached Garage
- Garden Room
- Convenient To Belfast City Centre, Holywood Exchange & Belfast City Airport
- Close To Main Arterial Routes, Shops & Schools

SUMMARY

Set in a popular residential setting, this attractive and extended, semi-detached property comes to the market and will appeal to those seeking to buy within this convenient part of East Belfast.

The property layout comprises an entrance hall, sitting room, extended living room, extended kitchen with integrated appliances. On the first floor, there are three bedrooms and a contemporary white bathroom suite. Outside, the property has an enclosed rear garden with patio area leading to a garden in lawn, patio, garden room all enjoying afternoon sunshine and a detached garage.

Benefiting from oil fired central heating, and uPVC double glazed window frames, the property will appeal to those seeking a well maintained property within this popular part of East Belfast.



ACCOMMODATION

GROUND FLOOR



ENTRANCE HALL

CLOAKROOM UNDER STAIRS:

Low flush WC, wash hand basin.

SITTING ROOM:

12' 7" x 11' 1" (3.84m x 3.38m)



EXTENDED LIVING ROOM:

22' 3" x 10' 4" (6.78m x 3.15m)

Ornate marble fireplace (not in use)
electric fire, wood laminate floor.



KITCHEN:
19' 1" x 6' 10" (5.82m x 2.08m)

Fitted with a good range of high and low level units, integrated washing machine and dishwasher, freezer, fridge, wine fridge, double oven, stainless steel single drainer sink unit with mixer taps, partly tiled walls, ceramic tiled floor.



FIRST FLOOR

BEDROOM (1):
12' 7" x 10' 1" (3.84m x 3.07m)



BEDROOM (2):
12' 5" x 8' 6" (3.78m x 2.59m)

Built in wardrobes with sliding door.



BEDROOM (3):
7' 5" x 6' 10" (2.26m x 2.08m)

BATHROOM:

White suite comprising: Wellness Whirlpool bath, shower enclosure with multi jet shower, semi pedestal wash hand basin with mixer taps, fully tiled walls, ceramic tiled floor, chrome towel radiator.



OUTSIDE

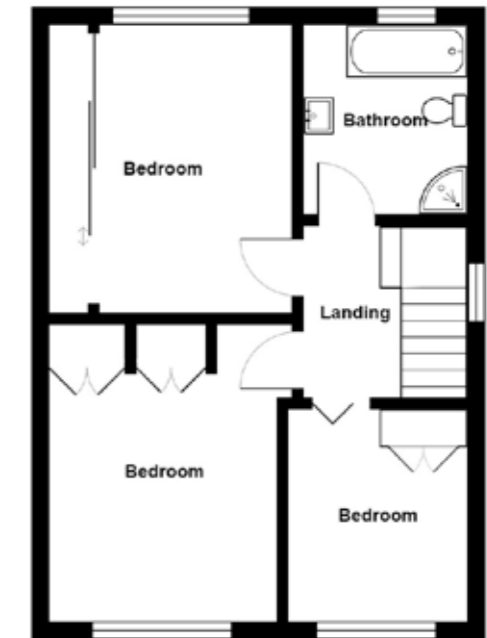
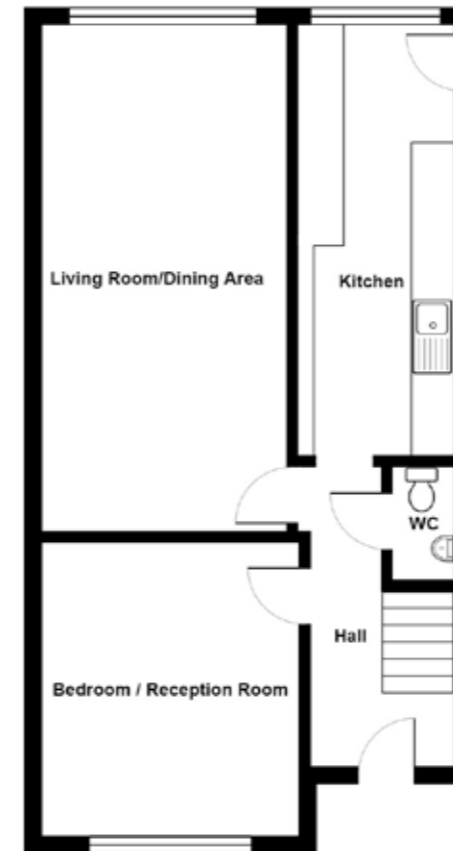
DETACHED GARAGE:
18' 0" x 8' 8" (5.49m x 2.64m)

French double doors to front and side, service door, power and light.

Garden to rear enjoying afternoon and evening sunshine, lower patio area.

GARDEN ROOM:
17' 6" x 9' 4" (5.33m x 2.84m)

Power and light.



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/F/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

EPC REF: 0263-0218-2604-1400-5104

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