

**simonBRIEN**  
RESIDENTIAL

24 Mount Merrion Drive,  
Belfast, BT6 0FX



Asking Price £199,950

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Semi-Detached Property In A Highly Regarded Residential Setting
- Three Bedrooms
- Through Lounge / Dining Area
- Fitted Kitchen
- Downstairs Cloakroom with WC
- White Bathroom Suite With Separate Shower
- uPVC Double Glazed Window Frames
- Oil Fired Central Heating
- Off Street Parking To Side
- Front Garden & Enclosed Rear Garden In Lawn With Patio Area
- Detached Garage
- Convenient To Belfast City Centre, Public Transport Links & Shops
- Close To Many Leading Primary & Post Primary Schools Within Southeast Belfast

## DESCRIPTION

This attractive semi-detached home comes to the market and will no doubt appeal to those seeking to purchase a family home within this ever popular part of Southeast Belfast.

The layout comprises on the ground floor an entrance hall, downstairs cloakroom with wc, through lounge/dining area and fitted kitchen.

On the first floor, there are three bedrooms and a bathroom in white suite with separate shower room.

Outside, the property enjoys a small front garden with a driveway leading to the side. To the rear of the property is an enclosed garden laid in lawn with a patio area and detached garage.

Located close to shops, public transport, Kingspan Stadium, Belfast City Centre, and a wealth of excellent leading primary and post primary schools, we anticipate a high level of interest.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL:

uPVC double glazed front door and double glazed inset

#### CLOAKROOM:

White suite comprising, push button WC, pedestal wash hand basin, ceramic tiled floor



## TROUGH LOUNGE:

28' 9" x 9' 9" (8.76m x 2.97m)

Laminate wood floor



**KITCHEN:**

**12' 6" x 6' 4" (3.81m x 1.93m)**

Range of high and low level units, 4 ring electric hob, under bench oven and stainless steel extractor fan. 1.5 bowl stainless steel sink unit with mixer tap, part tiled walls, integrated washing machine, ceramic tiled floor, spotlights



**FIRST FLOOR**

**LANDING:**

**BATHROOM:**

White suite comprising, panelled bath with mixer tap, fully tiled shower cubicle with electric shower, push button WC, wood effect laminate wooden floor and access to roofspace



**BEDROOM (1):**

**12' 4" x 10' 0" (3.76m x 3.05m)**

Laminate wood floor



**BEDROOM (2):**  
**10' 10" x 10' 0" (3.3m x 3.05m)**  
Laminate wood floor, built in robe



**BEDROOM (3):**  
**6' 5" x 6' 2" (1.96m x 1.88m)**  
Laminate wood floor

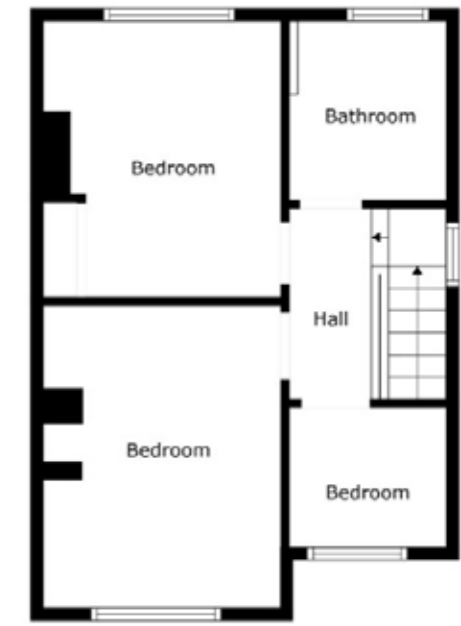


**OUTSIDE**  
Rear with patio leading to garden in lawn, outside tank, pebbled area bordered timber fencing, driveway to side

**DETACHED GARAGE:**  
**17' 0" x 9' 0" (5.18m x 2.74m)**  
Power and light

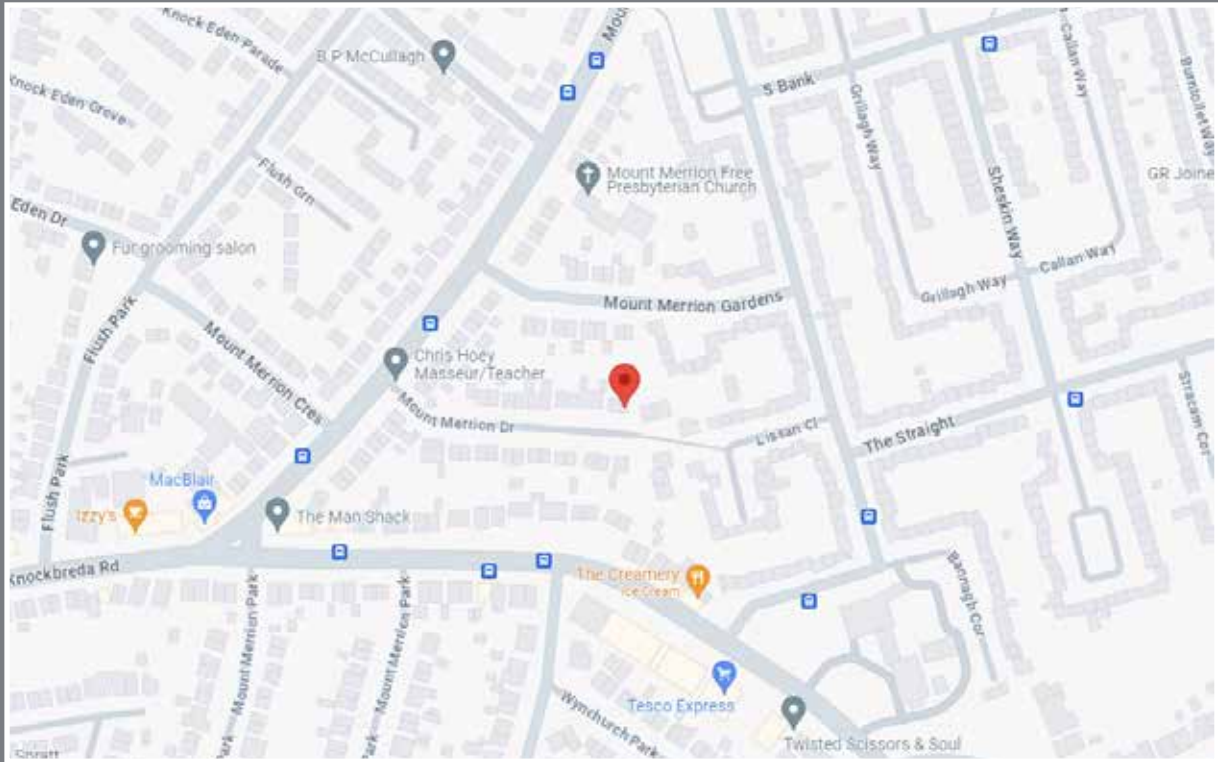


Floor 1



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/G/24/SD



EPC REF: 0320-2115-4330-2704-0941

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