

simonBRIEN
RESIDENTIAL

80 Kingsway Park,
Belfast, BT5 7EX



Offers Around £325,000

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KEY FEATURES

- Recently Refurbished Detached Bungalow on an Excellent Private South Facing Site
- Versatile Accommodation Throughout with Excellent Reception Space
- Conveniently Located Close to both Ballyhackamore and Belmont Villages
- Excellent Transport Links to Belfast City Centre and Further Afield
- Close to Leading Local Schools, Parks, Belfast City Hospital and Belfast City Airport
- Two Well Proportioned Bedrooms with Versatile Accommodation to Provide a Third Bedroom
- Hallway With Additional Storage
- Lounge with Mature Outlook to Front and Feature Fireplace
- Newly Fitted Kitchen with Range of Built in Units and Appliances
- Dining Area Open to a Private Sunroom
- Newly Fitted Bathroom with Modern White Suite
- Fully Floored and Sheeted Roofspace Providing Excellent Additional Storage
- Front Garden Laid in Lawns with Surrounding Shrubs
- Extensive Enclosed Private Rear Garden Ideal for Outdoor Entertaining
- Tarmac Driveway Leading to a Detached Double Garage
- Private Parking at Ground Floor Level to Rear of Property
- Newly Installed Gas Fired Central Heating
- UPVC Double Glazing
- No Onward Chain
- Ideally Suited to the First Time Buyer, Downsizer, Young Professional and Young Family Alike
- Early Viewing Highly Recommended

DESCRIPTION

We are delighted to bring to the market this recently refurbished detached bungalow located just off the Kings Road in East Belfast. Occupying a fantastic private site with southerly aspect, the property also provides excellent versatile internal accommodation. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including many popular parks and shops. The property lies within the catchment area to a range of the area's most prestigious schools.

In short the property comprises of: spacious reception hall with storage, lounge with feature fireplace, two well-proportioned bedrooms, dining room open to a private sun room, newly fitted kitchen, newly fitted bathroom with walk in shower and a fully floored and sheeted roofspace providing excellent additional storage.

The property further benefits from double glazing, newly installed gas fired central heating, a detached double garage, driveway with private off-street parking for several cars, mature front garden with excellent privacy and an enclosed private rear garden ideal for outdoor entertaining.

With generously proportioned rooms sizes providing versatile accommodation, no onward chain, close proximity to Belfast City Centre and main arterial transport links, this property ticks a lot of boxes for the prospective buyer. Early internal inspection is highly recommended to appreciate all this property has to offer.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

Covered entrance porch with terracotta tiling, PVC double glazed front door with glass inset, reception hall with wooden laminate effect flooring, low voltage recessed spotlighting, built in storage cupboard with access to electric meter, access to roofspace.



ROOFSPACE:

Fully floored with light and power and excellent additional storage



LOUNGE:

14' 0" x 12' 5" (4.27m x 3.78m)

Wooden laminate effect flooring, feature fireplace with carved wooden mantle piece and surround, cast iron inset and granite hearth



BEDROOM (1):
11' 9" x 11' 0" (3.58m x 3.35m)

Outlook to front



BEDROOM (2):
11' 0" x 8' 0" (3.35m x 2.44m)

Outlook to side.



SHOWER ROOM:

White suite comprising, low flush WC with push button, pedestal wash hand basin, fully tiled walls, tiled floor, corner shower with glass sliding door, chrome thermostatic control valve, telephone attachment and rainfall headset, extractor fan



DINING ROOM:
9' 0" x 8' 7" (2.74m x 2.62m)

Wooden laminate effect flooring, open to sun room



SUN ROOM:
15' 10" x 10' 5" (4.83m x 3.18m)

Wooden laminate effect flooring, light, heat and power supply, uPVC double glazed access door to rear garden



KITCHEN:

12' 5" x 10' 0" (3.78m x 3.05m)

Bespoke fully fitted kitchen with high and low level units, laminate effect worktops, ceramic sink with brass mixer tap, built in dishwasher, high level oven and grill and high level microwave, built in four ring touchscreen ceramic hob with glass splashback and stainless steel extractor fan, built in fridge freezer, uPVC double glazed access door to rear garden, floor to ceiling radiator, tiled floor.



OUTSIDE

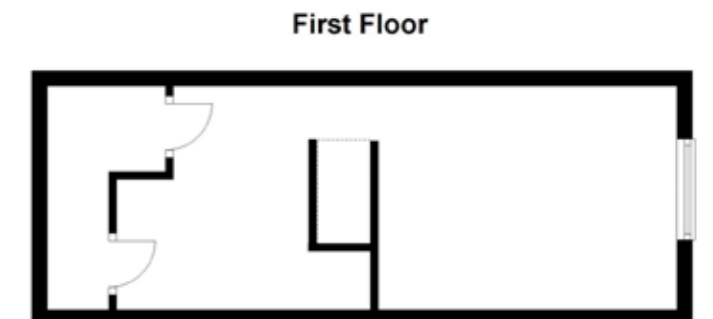
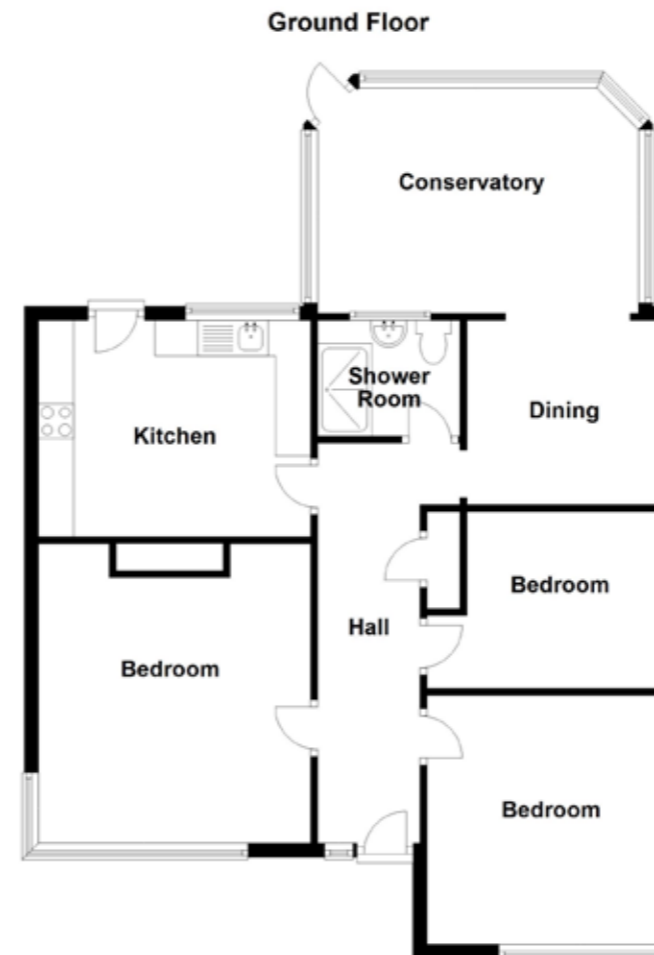
Front - Enclosed front garden laid in lawns, surround shrubs, trees and hedging, tarmac driveway with off street parking for several cars.

Rear - Extensive enclosed private rear garden laid in lawns surrounded with shrubs, trees and hedging. Outside tap and light, gate with access to side

DETACHED DOUBLE GARAGE:

28' 3" x 16' 8" (8.61m x 5.08m)

Roller shutter, hardwood access door, light and power, seperate compartment for storage.



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

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