

simon**BRIEN**
RESIDENTIAL

5 Bracken Hill View,
Belfast, BT8 6ZN



Asking Price £535,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Superb Detached Property Circa 2400 sq ft On A Terrific Corner Site In Cul de Sac
- High Level Of Finish And Presentation Throughout
- Four Bedrooms Including Master Ensuite Shower Room
- Spacious Living Room With Feature Fireplace
- Family Room With Fireplace
- Luxury Kitchen With Excellent Range Of Appliances & Stone Worktops Open To Large Casual Dining/Living
- Sun Room
- Separate Utility Room / Downstairs Cloakroom
- Modern Family Bathroom
- Gas Fired Central Heating And uPVC Double Glazing
- Cat 5 Data Cabling
- Detached Garage Approached By Tobermore Paved Driveway
- Large Fully Enclosed Garden To Rear In Lawn With Paved Seating Area
- Popular And Convenient Residential Location Set Within The Hugely Popular And Successful Bracken Hill Development

DESCRIPTION

The Four Winds area of South Belfast is an extremely popular residential location which is favoured by young families and first time buyers who appreciate the easy convenience to a host amenities including shopping at Forestside, Newtownbreda, local schooling and transport routes to and from the city centre and other surrounding towns.

Well positioned within the exceptionally popular and hugely successful Bracken Hill Development in a quiet cul de sac this attractive detached properties is one of the largest constructed. It offers well-presented accommodation comprising of four bedrooms, ensuite, bathroom, living room, family room, luxury fitted kitchen open to casual dining/living open to a sunroom with a utility room and cloakroom. The property also benefits from a detached garage and large fully enclosed private spacious gardens to rear and paved parking to the front.

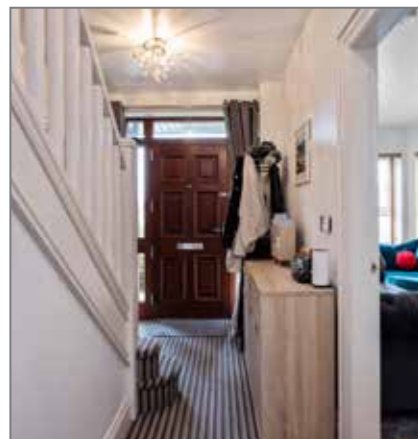
Properties of this nature in this location have consistently proved popular and we have no hesitation in encouraging appointments at your earliest convenience to fully appreciate the quality and finish of the accommodation on offer. Please contact our South Belfast office to arrange a viewing: 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Solid wood front door to reception hall with understairs storage cupboard



FAMILY ROOM:

12' 9" x 12' 2" (3.89m x 3.72m)

Solid wood fireplace with granite tiles and hearth, low voltage recessed spotlighting



LIVING ROOM:

16' 2" x 12' 3" (4.92m x 3.74m) into bay window

Solid wood fire place with granite tiles and hearth, low voltage recessed spotlighting



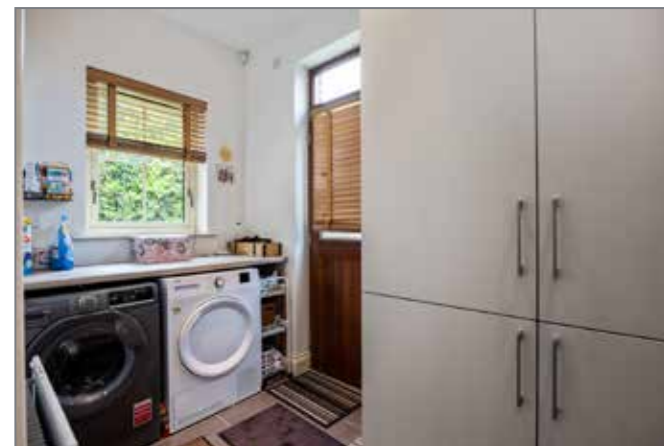
KITCHEN/DINING AREA:
27' 2" x 14' 8" (8.27m x 4.47m)

Low voltage recessed spotlighting, ceramic tiled floor, range of high and low level units, stone worktops, 'NEFF' double oven, 4 ring ceramic hob, stainless steel extractor fan, integrated fridge freezer, BEKO integrated dishwasher



UTILITY ROOM:

Ceramic tiled floor, range of high and low level units, plumbed for washing machine, space for tumble dryer, door leading outside



DOWNSTAIRS WC:

Ceramic tiled floor, low flush WC, pedestal wash hand basin, chrome heated towel rail, low voltage recessed spotlighting, extractor fan



SUN ROOM:
11' 1" x 7' 5" (3.39m x 2.27m)

Low voltage recessed spotlighting

FIRST FLOOR

LANDING:

Shelved hotpress with xxx, access to floored roofspace via ladder

MAIN BEDROOM:

14' 7" x 12' 4" (4.44m x 3.75m)

Twin built in wardrobes



ENSUITE SHOWER ROOM:

Ceramic tiled floor, low flush WC, bath with shower cubicle and telephone hand shower, low voltage recessed spotlighting



BEDROOM (2):
13' 0" x 12' 3" (3.97m x 3.73m)



BEDROOM (3):
12' 2" x 11' 5" (3.72m x 3.47m)



BEDROOM (4):
10' 7" x 8' 7" (3.23m x 2.61m)
Twin built in wardrobes



BATHROOM:
Ceramic tiled floor, close coupled WC, bath with telephone hand shower, fully tiled shower cubicle, low voltage spotlighting, extractor fan, chrome heated towel rail



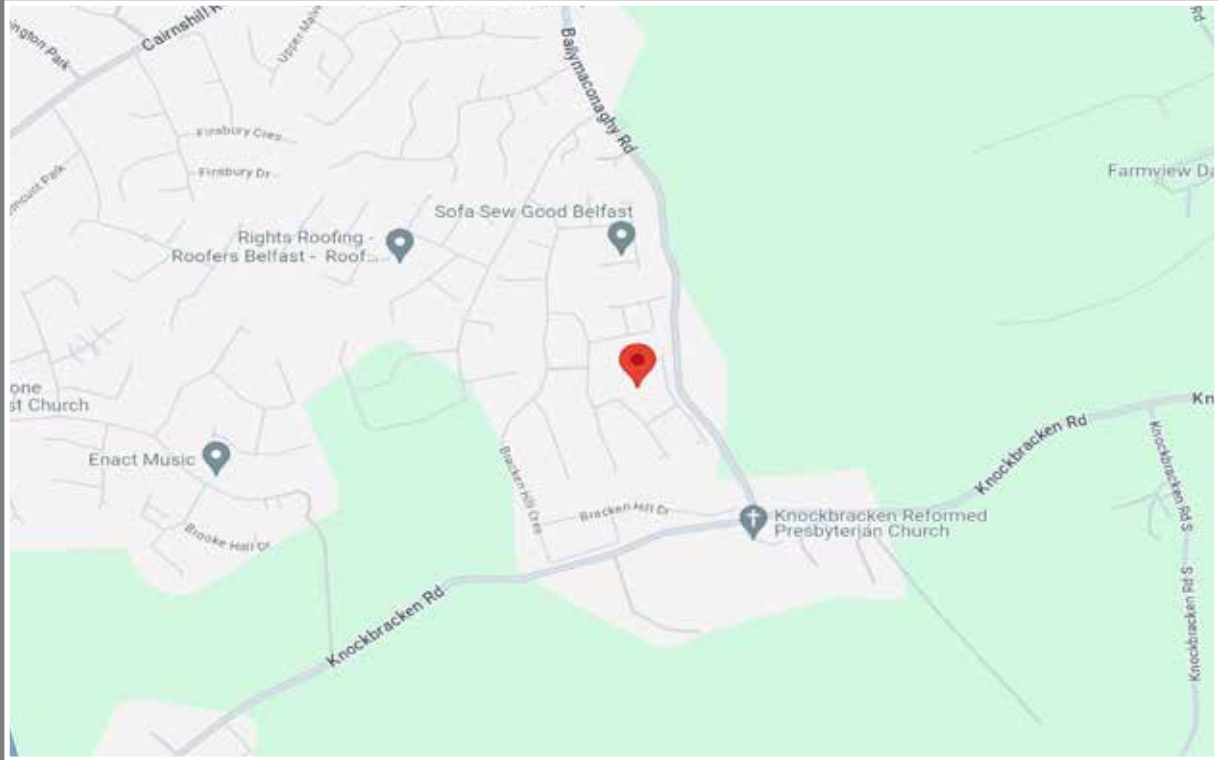
OUTSIDE
Paved driveway parking for several vehicles, brick wall to the front with mature plants and shrubs. Corner patio enclosed by stone wall with garden in lawn, paved path and sitting area with mature hedging



GARAGE:
21' 4" x 10' 4" (6.51m x 3.14m)
Power and light, roller shutter door



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: RL/F/24/SD



	Current	Potential
Very energy efficient - lower running costs		
A		
B		
Awaiting EPC Rating Information		
C		
Not energy efficient - higher running costs		

EPC REF: XXXXXXXXXXXXXXXXXXXXXXX

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