

simonBRIEN
RESIDENTIAL

101 Saintfield Road,
Belfast, BT8 7HN



Offers Over £220,000

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Semi-Detached Family Home
- Recently Fully Refurbished Throughout
- Three Generous Bedrooms
- Spacious Living Room
- Dining Room Open To Contemporary Fitted Kitchen With Range Of Appliances
- Bathroom In Luxury White Suite With Separate Shower Enclosure
- Gas Fired Central Heating And Double Glazing
- Detached Garage
- Substantial Rear Gardens In Lawns With Decking Area
- Popular And Sought After Residential Location Close To All Local Amenities And Forestside Shopping Centre

DESCRIPTION

The Four Winds area of South East Belfast is an extremely popular residential location, favoured by a vast sector of the market who appreciate the easy convenience to a host of local amenities including shopping at Forestside, Tesco at Newtownbreda, local schooling and main transport routes to and from the city centre and other surrounding towns.

This particular semi-detached family home has recently undergone a full modernisation program and now provides exceptionally well-appointed accommodation providing three bedrooms, spacious living room, together with dining room open to modern fully fitted kitchen and bathroom in contemporary white suite.

In addition, the property benefits from driveway parking, detached garage and large enclosed rear garden.

Viewing of this exceptional property is by private appointment through our South Belfast office on 028 9066 8888.

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

uPVC glass panelled front door to entrance porch.

ENTRANCE HALL:

Original stained glass window. Tiled floor.



LOUNGE:

14' 1" x 11' 10" (4.29m x 3.61m) Into Bay

Laminate flooring.



DINING ROOM:

13' 3" x 11' 10" (4.04m x 3.61m)

Marble effect tiled floor. Open to fitted kitchen. Double uPVC glass panelled doors to raised decked area overlooking garden.





**CONTEMPORARY FITTED KITCHEN:
14' 3" x 9' 0" (4.34m x 2.74m)**

Excellent range of high and low level built-in units with matching work surfaces. Single drainer stain-less steel sink unit with mixer tap. Built-in ceramic hob and stainless steel overhead extractor fan. Stainless steel splash back. Built-in eye level oven and microwave. Integrated fridge freezer and dishwasher. Glazed shelving. Part tiled walls. Tiled floor continued from dining area. Walk-in storage area with washing machine.



**MASTER BEDROOM:
14' 2" x 10' 6" (4.32m x 3.2m)Into Bay**



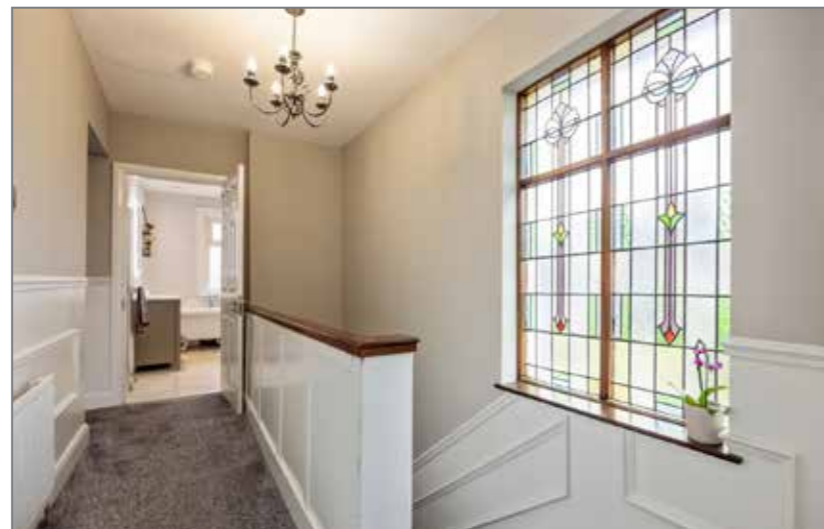
**BEDROOM (2):
12' 0" x 10' 8" (3.66m x 3.25m)**



FIRST FLOOR

LANDING:

Access to roofspace for storage.



BEDROOM (3):
9' 3" x 9' 3" (2.82m x 2.82m)



LUXURY WHITE BATHROOM SUITE:

9' 7" x 6' 4" (2.92m x 1.93m)

Comprising freestanding claw foot bath with centralised mixer tap and telephone hand shower. Wash hand basin with mixer tap and storage below. Illuminated vanity mirror above. Separate glazed shower cubicle with drench head shower attachment. Tiled floor.



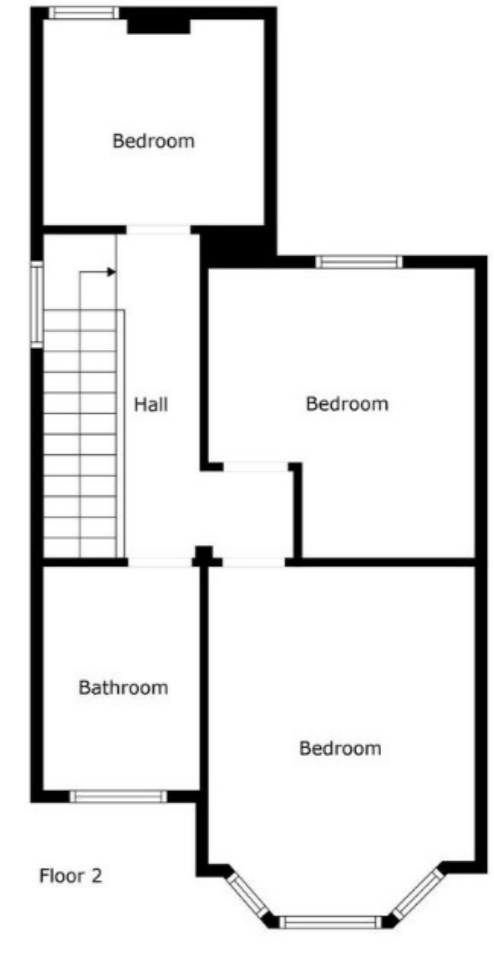
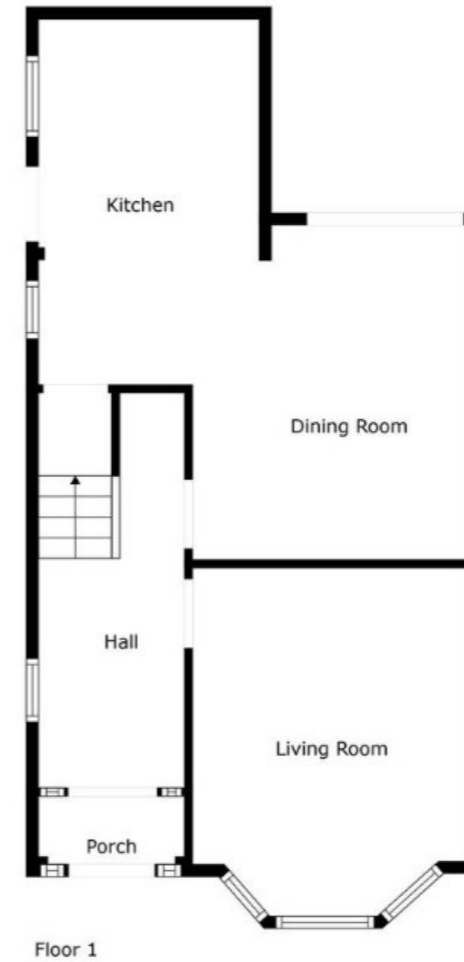
OUTSIDE

Driveway to the front with ample parking leading to detached garage.

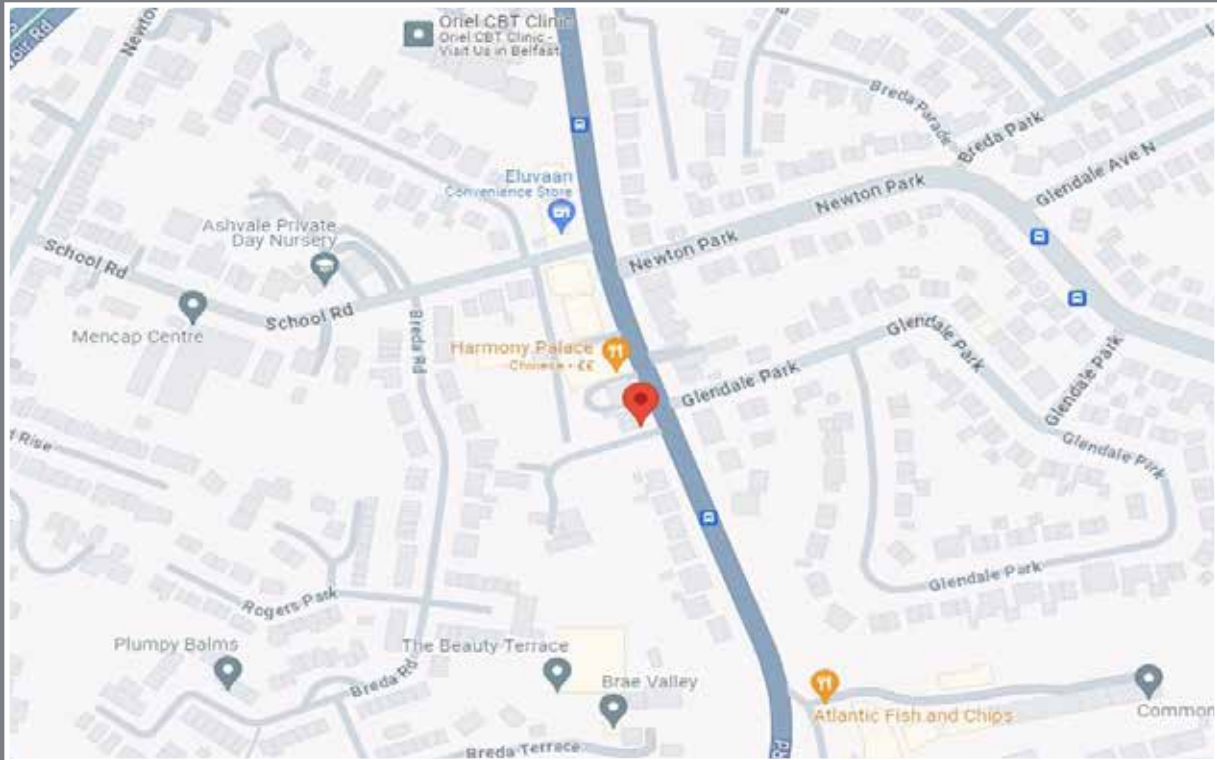
From the dining area double doors lead out to decked area overlooking the garden. Enclosed rear garden laid in lawns bordered by timber fencing. Access to large storage area under garage.

DETACHED GARAGE:

Up and over 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

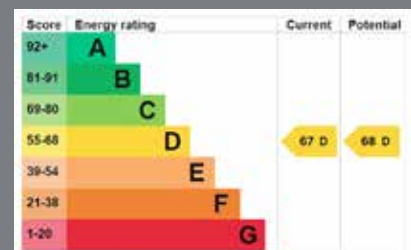


Lettings Department

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/G/24/SD



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