

simon**BRIEN**  
RESIDENTIAL

36 Lenaghan Crescent,  
Belfast, BT8 7JD



Offers Over £210,000

Telephone 02890 668888  
[www.simonbrien.com](http://www.simonbrien.com)

## KEY FEATURES

- Attractive Semi-Detached Property In An Extremely Popular Location
- Three Well Proportioned Bedrooms
- Modern Fitted Kitchen Open Plan To Dining Area with Double Doors To Patio
- Lounge With Multi-Fuel Stove
- Modern Four Piece Bathroom Suite
- Floored Roof Space
- Gas Central Heating
- uPVC Double Glazed Windows
- Paved Driveway Parking
- Detached Garage
- Good Sized Enclosed Rear Gardens
- Convenient To Leading Schools, Public Transport And Forestside Shopping Centre
- Minutes From Belfast City Centre And Excellent Road Links

## DESCRIPTION

This superb semi-detached property is located on Lenaghan Crescent which is a well-established and ever sought after residential location conveniently located just off the Saintfield Road, providing ease of access for the city commuter and close to Carryduff and Belfast's Outer Ring with its varied range of retail outlets.

Internally, the property comprises of a lounge with wood burning stove, modern kitchen / dining area with double glazed doors leading outside. On the first floor there are three bedrooms and a modern bathroom suite.

Externally, the property has a good sized private garden with sitting areas and a detached garage.

The property also features gas central heating and uPVC double glazed windows.

Viewing is highly recommended. Please contact our South Belfast office on 028 9066 8888.

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH:

uPVC front door to entrance porch, tiled floor, glazed internal door to

#### RECEPTION HALL:

Solid wood floor, understairs storage cupboard



## LIVING ROOM:

11' 11" x 11' 10" (3.64m x 3.61m)

Solid wood floor, multifuel stove





**KITCHEN/DINING AREA:**  
**18' 8" x 11' 10" (5.70m x 3.61m)**

Solid wood floor, range of high and low level units, integrated fridge freezer, ceramic sink, under bench electric oven, 4 ring ceramic hob, extractor fan, Hotpoint integrated washer dryer, double uPVC doors to patio, cornice ceiling, low voltage spotlighting



**FIRST FLOOR**

**LANDING:**

Access to roofspace via pull down ladder to floored roofspace



**MAIN BEDROOM:**

**11' 10" x 10' 2" (3.60m x 3.11m)**

Laminate wood floor



**BEDROOM (2):**  
11' 11" x 8' 2" (3.62m x 2.50m)

Laminate wood floor, built in mirror sliderobe



**BEDROOM (3):**  
8' 0" x 7' 12" (2.45m x 2.43m)



**BATHROOM:**

Bath with telephone hand shower, free standing shower, low flush WC, pedestal wash hand basin



**OUTSIDE**

**GARAGE:**  
16' 12" x 9' 4" (5.17m x 2.85m)

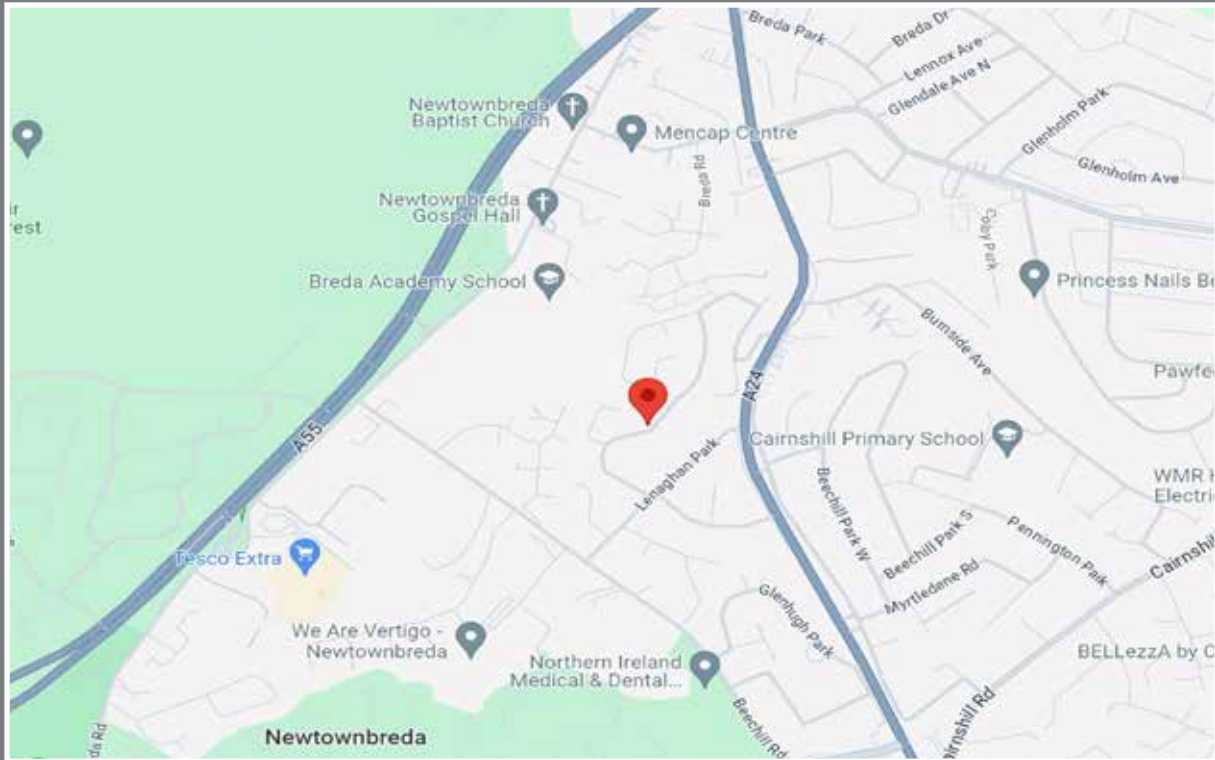
Power and light, roller shutter door



Floor 1



# 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

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REF: RL/E/24/SD



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