

simon**BRIEN**
RESIDENTIAL

3 McCandless Street,
Belfast, BT13 1RU



Offers Around £144,950

Telephone 02890 668888
www.simonbrien.com



KEY FEATURES

- Immaculate Three Bedroom End Townhouse Ideally Positioned off the Crumlin Road
- Finished and Maintained to the Highest Standard Throughout by the Current Owners
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Within Walking Distance to the Mater Hospital and Cathedral Quarter
- Close to Excellent Schools, Local Parks and Belfast City Airport
- Three Well Appointed Bedrooms
- Main Bedroom with En-Suite Shower Room
- Hallway with Dual Entry to Kitchen & Living Space
- Downstairs WC
- L-Shaped Kitchen Living Dining Room
- Fitted Kitchen with Range of Units and Storage
- Spacious Living Area with Ample Space for Casual Dining
- Separate Family Bathroom with Modern White Suite
- Enclosed Private Rear Courtyard with Low Maintenance and Southerly Aspect
- Newly Installed Gas Fired Central Heating
- UPVC Double Glazing Throughout
- Excellent Energy Efficiency Rating
- Ideally Suited to the First Time Buyer, Young Professional, Upsizer and Young Family Alike
- Early Viewing Highly Recommended

SUMMARY

We are delighted to bring to the market this beautifully finished three bedroom end-townhouse ideally positioned just off the Crumlin Road. The location offers ease of access for the city commuter and is within striking distance of the Mater Hospital and Cathedral quarter as well as being in the catchment area for a range of local leading schools.

In short the property comprises of: hallway with downstairs WC, L-shaped kitchen living dining space, fitted kitchen with range of built in units and storage, ample space for casual dining, three well proportioned bedrooms, main bedroom with en-suite shower room and a separate family bathroom.

The property further benefits from gas fired central heating and UPVC double glazing throughout, an enclosed private low maintenance rear patio area, private laneway to the front of the property and ample parking with a gateway to the rear of the property.

With generously proportioned rooms, 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



RECEPTION HALL:

Double glazed front door, glass inset, frosted glass side light into reception hall with laminate effect wooden flooring, access to electric meter, generous understairs storage



DOWNSTAIRS WC:

White suite comprising, low flush WC with push button, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan

L SHAPED KITCHEN/LIVING/DINING AREA:

28' 7" x 16' 5" (8.71m x 5m)

Kitchen - Bespoke fully fitted kitchen with range of high and low level units, laminate effect worktops, inset matte black sink with side drainer and chrome mixer tap, built in 4 ring gas hob with glass splashback and built in extractor fan, built in oven and grill, plumbed for American style fridge freezer, built in washing machine, tiled floor, outlook to front, low voltage recessed spotlighting, ample space for casual dining chevron style laminate effect wooden flooring, hardwood double glazed access door to rear courtyard



FIRST FLOOR

LANDING:

Built in hotpress with access to gas boiler, access hatch to roofspace





FAMILY BATHROOM:

White suite comprising, low flush WC, pedestal wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap, part tiled walls, tiled floor, low voltage recessed spotlighting and extractor fan



OUTSIDE

Enclosed private rear courtyard, patio with Westerly aspect, further access gate to rear for bins and access gate to side, outside light



BEDROOM (1):
12' 8" x 12' 0" (3.86m x 3.66m)

Outlook to front

ENSUITE SHOWER ROOM:

Low flush WC, pedestal wash hand basin, shower enclosure.



BEDROOM (2):
10' 9" x 9' 0" (3.28m x 2.74m)

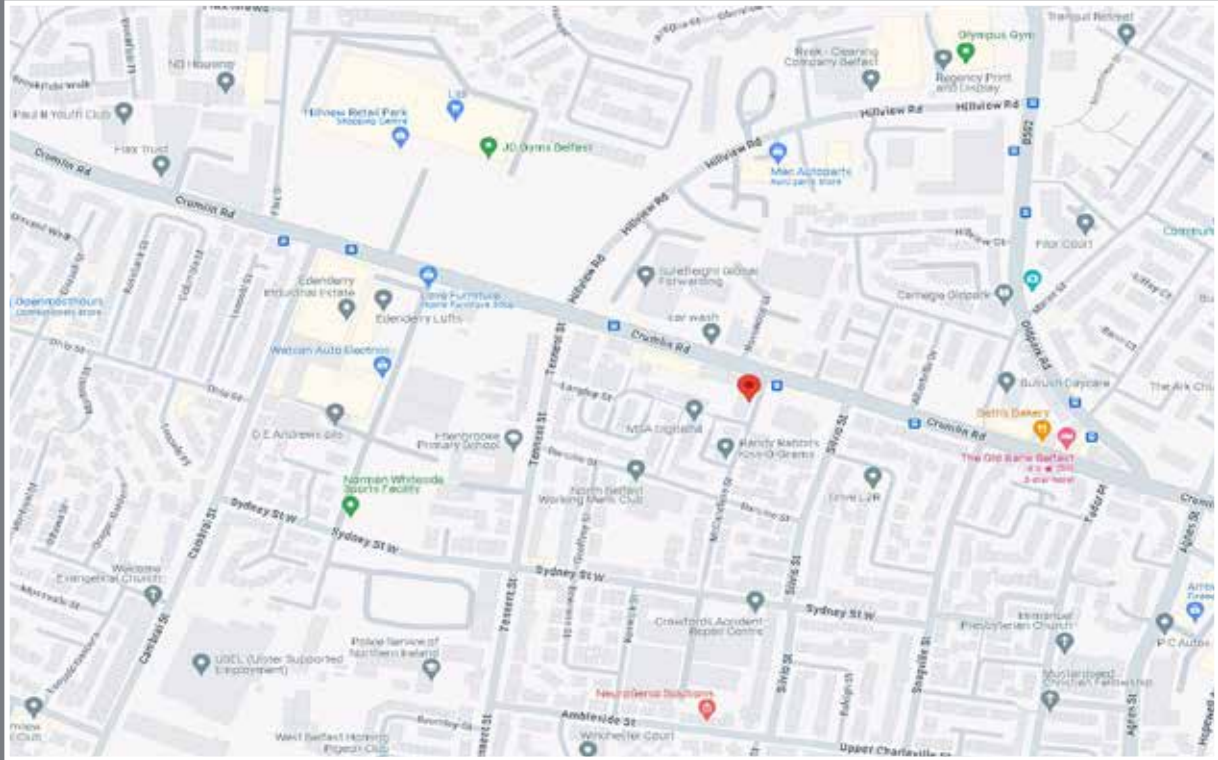
Outlook to rear.

BEDROOM (3):
8' 5" x 7' 2" (2.57m x 2.18m)

Outlook to rear, built in sliderobes



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: RMK/E/24/AN



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC REF: 0300-3863-7350-2194-5825

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Holywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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