

simon**BRIEN**  
RESIDENTIAL

76 Cleveley Park,  
Belfast, BT8 6NB



Offers Around £295,000

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## KEY FEATURES

- Well Presented Four Bedroom Semi-Detached Property Located off Newton Park in Four Winds, South Belfast
- Extensively Renovated and Extended Throughout with Superb Quality of Fixtures and Fittings
- Conveniently Located Close to Belfast City Centre and Many Local Amenities
- Within Close Proximity to Forestside Shopping Centre and Tesco Extra
- Close to Excellent Schools, Local Parks and Belfast City Airport
- Lagan Tow Path and Belvoir Park Golf Club Within Striking Distance
- Hallway with Composite Front Door and Downstairs WC
- Four Well Appointed Bedrooms, Main Bedroom with En-Suite Shower Room
- Separate Living Room
- Open Plan Kitchen Diner with Bespoke Fitted Kitchen
- Archway to Sunroom with Velux Windows and French Doors to Rear Garden
- Utility Storage Room
- Separate Family Bathroom with Modern White Suite
- Paved Driveway with Private Off-Street Parking
- Fully Landscaped Private Rear Garden with Raised Patio Areas Laid in Artificial Lawns
- Detached Garage
- Gas Fired Central Heating
- UPVC Double Glazing Throughout
- 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 fantastically proportioned four bedroom semi-detached family home located just off Newton Park in Four Winds, South Belfast. The location offers ease of access for the city commuter and is within striking distance of a range of local amenities including Forestside Shopping Centre, Belvoir Park Golf Club and the Four Winds Inn. The property lies within the catchment area to a range of the country's most prestigious schools.

In short the property comprises of: reception hall with downstairs WC, separate living room, open plan kitchen diner with bespoke fitted kitchen and an archway to a luxurious sun room providing French doors to the rear garden, utility storage, four well proportioned bedrooms, main bedroom with en-suite shower room and a separate family bathroom with modern white suite.

The property further benefits from gas fired central heating and UPVC double glazing throughout, detached garage, a paved driveway with off street parking for several cars and a low maintenance rear garden with raised patio areas and artificial lawns ideal for outdoor entertaining.

Providing generously proportioned rooms throughout with excellent reception space, 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.



## GROUND FLOOR

Paved driveway with off street parking for several cars.

Composite front door, frosted glass inset, frosted glass side lights into reception hall.



## RECEPTION HALL:

Laminate effect wooden flooring, low voltage recess spot lighting.

Stairs to first floor landing.



## DOWNSTAIRS WC

White suite comprising of low flush WC with push button, floating wash hand basin with chrome mixer tap and tile splashback, built in vanity unit, tile floor, frosted glass picture window.



## LIVING ROOM:

**14' 0" x 11' 2" (4.27m x 3.4m)**

Outlook to front, laminate effect wooden flooring, cornice ceiling, feature fire place with cast iron inset and surround with open gas fire and marble hearth.





**KITCHEN/DINER**  
**18' 7" x 12' 4" (5.66m x 3.76m)**

Bespoke fully fitted kitchen with range of high and low level units, laminate effect worktops, stainless steel single drainer sink with side drainer and chrome mixer tap, built in four ring touch screen ceramic hob with built in extractor fan, low voltage recess spot lighting, Velux window, tile floor, built in high level double oven and grill, built in fridge freezer, built in dishwasher, part tiled walls, outlook to rear garden. Opens to sunroom.



**SUNROOM**  
**11' 0" x 9' 0" (3.35m x 2.74m)**

Dual aspect to side and rear, uPVC double glazed French doors to rear garden, tile floor, additional built in storage/utility area, Velux window, low voltage recess spot lighting.



**FIRST FLOOR**

**LANDING: F**

rosted glass picture window.

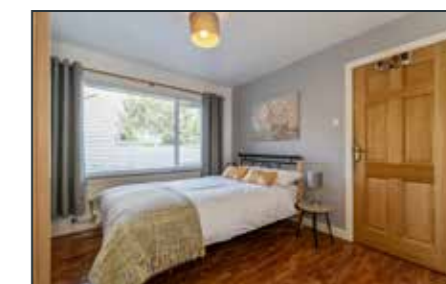
**FAMILY BATHROOM**

White suite comprising of low flush WC with push button, floating wash hand basin with chrome mixer tap and built in vanity unit, matte grey heated towel rail, tile floor and fully tiled walls, frosted glass picture window, walk in shower with soak away shower tray and fixed glass door, shower with chrome thermostatic controller valve, telephone attachment and rainfall headset, hot press with access to Worcester Bosch gas boiler.



**BEDROOM (2):**  
**11' 3" x 10' 5" (3.43m x 3.18m)**

Outlook to front, vinyl flooring, built in slide robes.



**BEDROOM (3):**  
**11' 4" x 10' 5" (3.45m x 3.18m)**

Outlook to rear, vinyl flooring, built in slide robes.



**BEDROOM (4):**  
**8' 0" x 7' 0" (2.44m x 2.13m)**

Outlook to front.





**SECOND FLOOR**

**LANDING:**

Picture window, low voltage recess spot lighting.

**BATHROOM:**

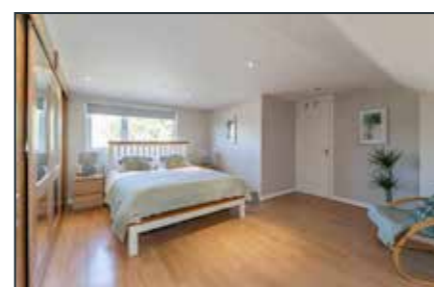
White suite comprising low flush WC with push button, floating wash hand basin with chrome mixer tap and built in vanity unit, corner shower unit with glass sliding door, mirror, electric shower with telephone attachment, fully tiled walls, vinyl flooring, chrome heated towel rail, frosted glass picture window.



**BEDROOM (1):**

**16' 5" x 15' 6" (5m x 4.72m)**

Outlook to rear, range of built in Slide robes, laminate effect flooring, low voltage recess spot lighting, storage into eaves.



**OUTSIDE**

Rear garden extensive, includes private rear garden, fully professionally landscaped part patio, part laid in artificial lawns, raised sun terrace area, outside power supply, outside tap, outside light.

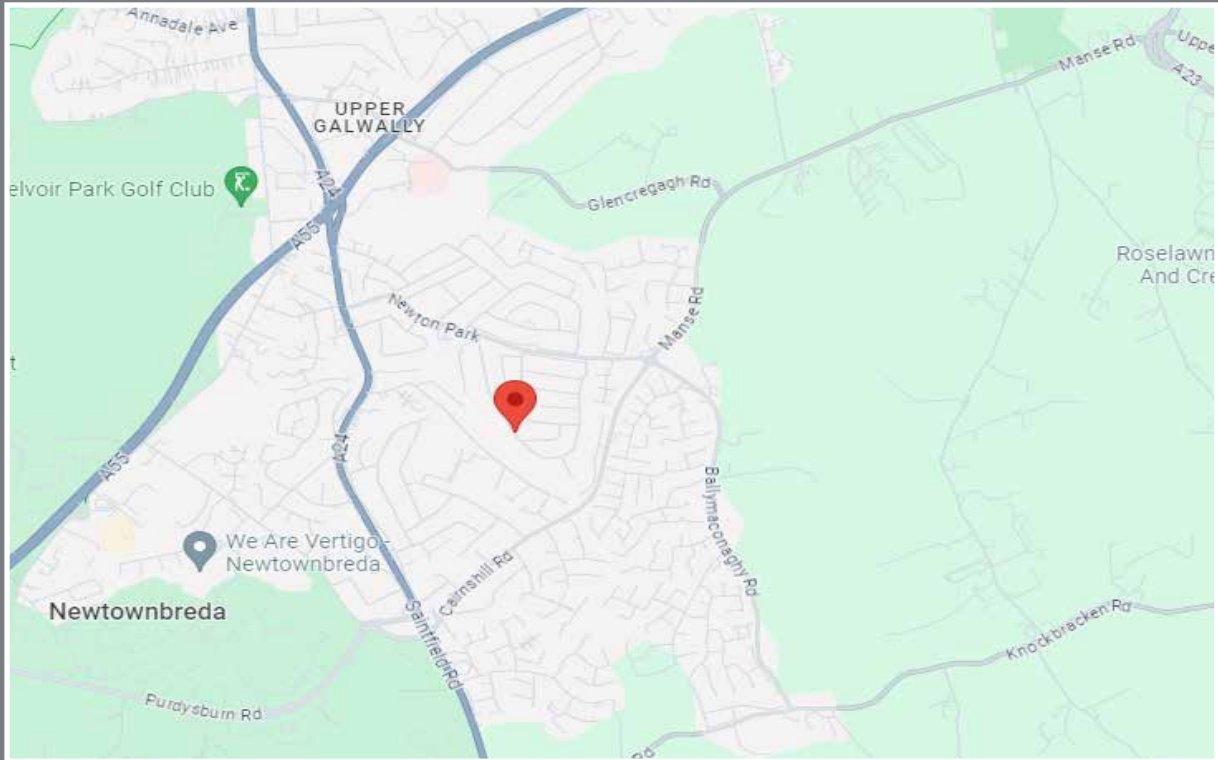
**DETACHED GARAGE:**

**19' 0" x 9' 6" (5.79m x 2.9m)**

Up and over door, light and power.



# 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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