

simon**BRIEN**
RESIDENTIAL

86 Fort Road,
Belfast, BT8 8LX



Asking Price £699,950

Telephone 02890 668888
www.simonbrien.com

KEY FEATURES

- Attractive Detached Family Home
- Beautifully Presented and Deceptively Spacious Accommodation
- Five Generous Bedrooms and Home Office
- Spacious Living Room with Wood Burning Stove
- Stunning Kitchen with Range of Appliances open plan to Dining and Sun Room
- Utility Room
- Family Bathroom and Two Ensuite Shower Rooms
- Oil Fired Central Heating
- Double Glazing
- One Bedroom Annex with open plan Living/Kitchen/Dining Area and Shower Room
- Adjoining Garage and Additional Workshop
- Magnificent Elevated Site extending to 0.9 Acre with Panoramic far-reaching views over Belfast
- Electric Gates/Generous Parking
- Fibre Broadband
- Ideal for Growing Family
- Popular and Much Sought After Semi Rural Location on periphery of the City
- Local Amenities/Schooling and main transport routes close by
- Viewing by Private Appointment



DESCRIPTION

Fort Road is a much sought after semi-rural location on the periphery of Belfast within close proximity to all main arterial routes, Forestside Shopping Centre together with excellent schooling and local amenities within the immediate area.

The subject property is a superb deceptively spacious family home with an adaptable layout that provides five bedrooms plus home office, living room, spacious open plan kitchen/living/dining, utility room, family bathroom and two ensuites.

In addition there is the added benefit of a 1 bed annex with adjoining garage, workshop and excellent parking.

The well maintained site extends to 0.9 acre with panoramic far reaching views over Belfast and further afield.



ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL:

Hardwood door to entrance hall with cloakroom



LIVING ROOM:

21' 4" x 13' 6" (6.5m x 4.11m)

Wood Burning Stove, wooden floor

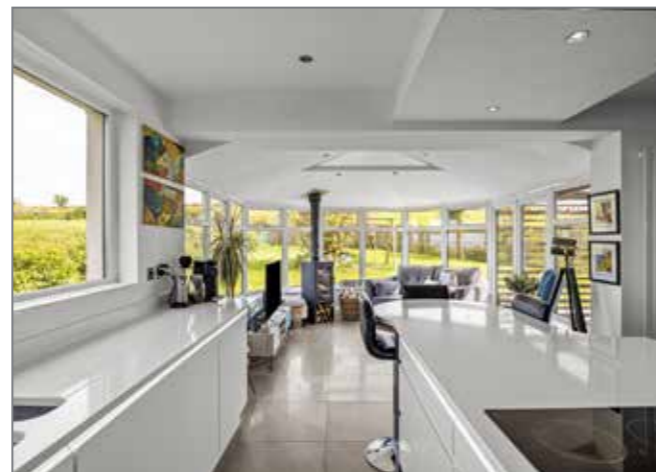


KITCHEN/LIVING/DINING:

24' 8" x 21' 4" (7.52m x 6.5m) at widest

Kitchen – Range of units, quartz worktops, inset sink, 4 ring hob, double oven, integrated dishwasher, wine fridge, oil fed Rayburn. 2 Küppersbusch ovens (one steam / one pyro pro, Gorenje induction hob, Gorenje integrated fridge / freezer, hotpoint integrated dishwasher, waste disposal unit

Living Area – Wood burning stove, access to rear patio



OFFICE:
13' 0" x 9' 8" (3.96m x 2.95m)

UTILITY ROOM:
9' 7" x 5' 0" (2.92m x 1.52m)
Ample additional storage



BEDROOM (1):
13' 7" x 12' 1" (4.14m x 3.68m)

BATHROOM:
Corner bath, mixer taps, telephone hand shower, Wet Shower area, low flush WC, wash hand basin, heated towel rail



BEDROOM (2):
13' 7" x 11' 9" (4.14m x 3.58m)

ENUSITE:
Fully Tiled Shower Enclosure with overhead shower and additional telephone hand shower, low flush WC, pedestal wash hand basin



FIRST FLOOR
BEDROOM (3):
14' 4" x 13' 6" (4.37m x 4.11m)
Range of Fitted Units



ENSUITE:
Fully Tiled Shower Enclosure with overhead shower and additional telephone hand shower, low flush WC, pedestal wash hand basin



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BEDROOM (4):
15' 8" x 9' 1" (4.78m x 2.77m)



BEDROOM (5):
13' 5" x 11' 7" (4.09m x 3.53m)



CLOAKROOM:
Low flush WC, wash hand basin



ANNEX:



KITCHEN/LIVING/DINING:
18' 8" x 16' 9" (5.69m x 5.11m)
High and Low Level units, inset sink,
4 ring hob, ove, fridge and washing
machine



BEDROOM (1):
17' 1" x 10' 7" (5.21m x 3.23m)
STORE:
14' 2" x 7' 6" (4.32m x 2.29m)
SHOWER ROOM:

OUTSIDE

Superb site with views over City, large gardens in lawns with rear patio area, generous parking

ATTACHED GARAGE:
23' 4" x 19' 2" (7.11m x 5.84m)

WORKSHOP:
15' 5" x 8' 3" (4.7m x 2.51m)

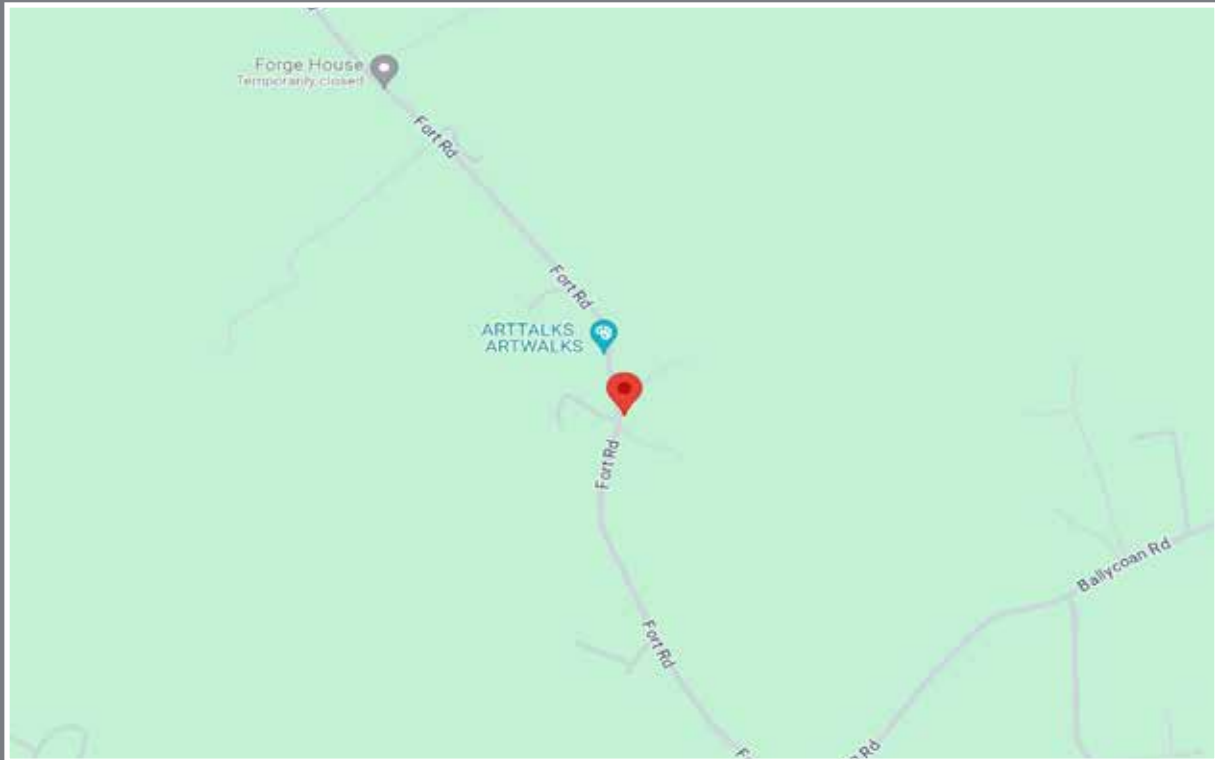


Floor 2



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



Lettings Department

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REF: ML/E/24/SD



EPC REF: 0392-3037-8205-5794-5204

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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