



Shandon Heights Lower Braniel
Road,

Guide Price £250,000



Reeds Rains

• Since 1868 •

www.reedsrains.co.uk



Shandon Heights Lower Braniel Road, Castlereagh, Belfast

Guide Price £250,000

Occupying a large elevated site with picturesque views extending over Belfast is this delightful detached property. The accommodation is both bright and very well-proportioned throughout that will no doubt appeal to a variety of prospective buyers in today's market. Many day to day amenities are easily accessible whilst both Belfast City Centre and a fantastic selection of leading primary and grammar schools are close to hand. The property has fantastic potential to be enhanced further and with this in mind, early inspection at your earliest convenience is strongly encouraged. **KEY FEATURES** Large Detached Property On An Impressive Elevated Site Bright And Well-Proportioned Accommodation Throughout Three Double Bedrooms Lounge With Picture Window Dining Room Fitted Kitchen Luxury White Bathroom Suite Integrated Garage uPVC Double Glazed Windows And Doors OFCH uPVC Fascia Soffits And Guttering Private Enclosed Rear Garden In Lawn And Patio Driveway Car Parking For 3+ Cars Hugely Popular And Much Admired Residential Location Many Day To Day Amenities Are Close To Hand Belfast City Centre And The Nearby Towns Are Easily Accessible Early Inspection Is Encouraged

STEPS TO...

COVERED ENTRANCE PORCH

Outside light. uPVC door with double glazed side panel to...

ENTRANCE HALL

Built in cloak cupboard. Laminated wooden flooring. Hot press with lagged copper cylinder, Willis type immersion heater and storage above.

LOUNGE

6.12m x 4.44m (20'1" x 14'7")

Picture window with stunning view extending over Belfast.

FITTED KITCHEN

4.27m x 3.84m (14'0" x 12'7")

One and a half bowl sink unit with chrome dual mixer tap. Excellent range of high and low level units with formica

work surfaces. Integrated four ring electric hob and built in chimney extractor hood. Separate built in double stainless steel oven. Plumbed for washing machine. Space for fridge / freezer. Glazed display cabinet. Partly tiled walls. Laminated wooden flooring. Recessed spotlighting. uPVC door to enclosed rear garden.

DINING ROOM

4.11m x 2.95m (13'6" x 9'8")

BEDROOM ONE

4.06m x 3.15m (13'4" x 10'4")

Built in mirrored sliding wardrobe. Laminated wooden flooring.

BEDROOM TWO

4.14m x 3.02m (13'7" x 9'11")

Built in double wardrobe.

BEDROOM THREE

3.35m x 2.59m (11'0" x 8'6")

LUXURY WHITE BATHROOM SUITE

Comprising panelled bath with chrome dual mixer tap and telephone hand shower. Fully tiled corner shower cubicle with Mira Sport electric shower unit. Vanity unit with inset sink and chrome dual mixer tap. Dual flush w/c. Fully tiled walls. Recessed spotlighting. Chrome heated towel rail.

OUTSIDE

Well tended garden area to front in lawn, shrubbery and flower beds. Ample driveway car parking for 3+ cars. Roof garden to front. Side access. Private easy to maintain rear garden in lawn and patio area. uPVC oil tank. Outside tap / light.

INTEGRATED GARAGE

6.20m x 4.72m (20'4" x 15'6")

With up and over door, light and power. Plumbed for washing machine. Oil fired boiler.



For full EPC please contact the branch

