



Sicily Park,

£275,000



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Sicily Park, Belfast

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This immaculately presented detached family home in Sicily Park, Finaghy is an ideal family home finished to an excellent standard throughout. Within close proximity to public transport links via bus and rail offering a short commute to both Belfast and Lisburn city centres. It is also situated within commuting distance to a number of schools including Rathmore Grammar, Hunterhouse College, Victoria College, Methody College, Royal Belfast Academical Institute, Finaghy Primary, Cranmore Integrated Primary and St Anne's Primary as well as several nurseries, making this an ideal place for families to settle. In brief the accommodation comprises of three generous bedrooms and luxury shower room with separate WC to the first floor whilst the ground level offers a bright front living room with bay window and a modern kitchen with dining open plan to a family room. Other features include a downstairs WC, plenty of storage throughout, gas fired central heating and double glazing. Externally there is a low maintenance garden to the front with driveway leading to attached garage, whilst the rear offers a fully enclosed large garden laid in lawns with patio which will be ideal for summer entertaining in the coming months. Main road networks including the M1 are also on the doorstep for those that commute. All of the restaurants, cafes and shops on the Lisburn Road are also within walking distance. All in all a superb home that is well worth viewing, this can be arranged by appointment with our Belfast branch on 02890 680 420.

PVC FRONT DOOR

HALLWAY

Tiled floor. Cornice work. Alarm panel. Built in storage cupboard.

CLOAKROOM

Tiled floor. Space for tumble dryer.

LIVING ROOM

3.81m x 3.35m (12'6" x 11'0")

Bay window. Laminate hardwood flooring. Feature open fireplace with tiled hearth. Cornice work.

OPEN PLAN KITCHEN/DINING/FAMILY ROOM

6.53m x 3.96m (21'5" x 13'0")

Excellent range of high and low level units. Wooden worksurfaces. Stainless steel 1.5 drainer sink unit with mono tap. Plumbed for dishwasher. Electric 'Stoves' oven with 4 ring gas hob. Stainless steel chimney extractor

hood. Part tiled walls. Integrated fridge/freezer. Tiled floor. Recessed spotlights. Feature glass block wall. uPVC doors to rear garden.

DOWNSTAIRS WC

Low flush WC. Floating wash hand basin with mono tap and tiled splash back. Tiled floor. Recessed spotlights. Extractor fan.

STAIRS TO:-

FIRST FLOOR LANDING

BEDROOM 1

4.34m x 3.35m (14'3" x 11'0")

Bay window. Front aspect.

BEDROOM 2

3.84m x 3.35m (12'7" x 11'0")

Rear aspect.

BEDROOM 3

3.30m x 2.16m (10'10" x 7'1")

Front aspect.

SHOWER ROOM

2.74m x 4.24m (9'0" x 13'11")

Double shower cubicle with thermostatically controlled shower. Pedestal wash hand basin with mono tap. Tiled walls. Ceramic tiled floor. Recessed spotlights. Extractor fan. Shelved hotpress with radiator. Access to roofspace. Underfloor heating.

SEPARATE WC

Low flush WC. Floating wash hand basin with mono tap. Tiled walls and flooring. Recessed spotlights. Underfloor heating.

ATTACHED GARAGE

6.45m x 2.74m (21'2" x 9'0")

Gas boiler. Dual up and over doors to access front and rear. Power and lighting. Outside tap.

OUTSIDE

Front garden laid in lawns. Driveway for off street parking. Electric charging point. Large rear garden laid in lawns with patio area and border hedging.

Laser Tape Clause

All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.



For full EPC please contact the branch

