

For Sale

Asking Price: £245,000

SimonBrien



30 Wandsworth Gardens
Belfast
County Antrim
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simonbrien.com



This impressive semi-detached family home is ideally located on Wandsworth Gardens, just off the bustling Belmont Road in the heart of East Belfast. The property is ideally positioned close to a host of local amenities, public transport links and leading local primary and secondary schools and offering ease of access to Belfast City Centre, Belfast City Airport, Ballyhackamore and Belmont Villages.

The property offers bright and spacious accommodation throughout and has been well-maintained by its current owners. Accommodation comprises in brief of a spacious living/dining room and kitchen providing access to the rear garden. There are three well-proportioned bedrooms and a white suite family bathroom.

Special Features & Services

- Well Presented Semi-Detached Family Home, Located On Wandsworth Gardens
- Bright & Spacious Accommodation Throughout
- Three Well Proportioned Bedrooms
- Kitchen, With Access To Rear Gardens
- Spacious Living/Dining Room, With Feature Fireplace (Not In Use)
- White Suite Family Bathroom
- Oil Fired Central Heating & uPVC Double Glazing Throughout
- Front Garden Laid In Lawn & Rear Garden Laid In Lawn With Timber Decking
- Popular Residential Location, Close To Belmont & Ballyhackamore Villages, Local Amenities and School
- Ideally Suited To The First Time Buyer, Young Professional or Investor Alike



Accommodation

Entrance

Hardwood front door with glass inset, leading through to reception hall.

Reception Hall

Solid hardwood flooring, storage below stairs, access to downstairs bathroom.

Bathroom

White suite comprising of low flush WC, circular wash hand with mixer tap and storage below, panelled bath with hot and cold tap and telephonic shower head, tiled flooring, partly tiled walls, extractor fan, vertical heated towel rail.

Living / Dining Area

22'6" x 11'6" (6.86m x 3.5m):

Feature fireplace with sandstone surround and granite hearth (not in use). Solid hardwood flooring, recessed spotlighting, cornice ceiling, dual aspect to front and rear, uPVC double doors leading to rear gardens.

Kitchen

Range of high and low level units, laminate work surface with stainless steel sink unit and drainer, one tub with mixer tap. Integrated oven, four ring electric hob, stainless steel extractor fan, space for fridge freezer, plumbed for washing machine, glazed cabinets, tiled flooring, access to rear gardens.

Landing

Access to roof space

Bedroom One

15'1" x 11'9" (4.6m x 3.58m):

Outlook to rear, fantastic range of built-in sliding wardrobes.

Bedroom Two

12'3" x 8'6" (3.73m x 2.6m):

Outlook to side, built-in wardrobes.

Bedroom Three

11'5" x 10'5" (3.48m x 3.18m):

Outlook to front

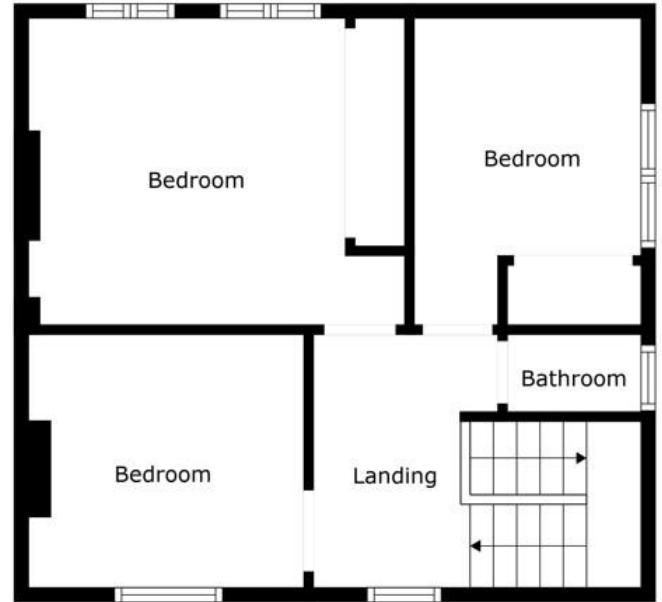
Outside

Front gardens laid in lawn with mature planting and hedging. Rear gardens laid in lawn with loose stone pebbled area and timber decking, ideal for outdoor entertaining. Oil boiler and uPVC green oil tank.





Floor 1



Floor 2

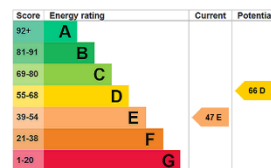
NEGOTIATOR

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