

**simonBRIEN**  
RESIDENTIAL

3 Douglas Court,  
Belfast, BT4 3EH



Asking Price £150,000

Telephone 02890 595555  
[www.simonbrien.com](http://www.simonbrien.com)

KEY FEATURES

- Deceptively Spacious Mid-Townhouse
- Beautifully Presented Throughout
- Three Bedrooms
- Through Lounge Open To Dining Room
- Open Plan Kitchen With Integrated Appliances
- Luxury Bathroom
- Patio Garden To Rear
- Gas Fired Central Heating
- Double Glazed
- Ready To Move In
- Ideally Suited For The Young Couple, Professional, Or Investor Alike

SUMMARY

This is an excellent opportunity to purchase a deceptively spacious mid-townhouse situated in the heart of East Belfast. This well presented property is close to many quality restaurants and shops of Ballyhackamore Village and Belfast City Centre is also easily accessible by car or Glider bus. The property gives the first time buyer or downsizer an excellent opportunity to get into the market, or the investor, a chance to increase their portfolio.

On the ground floor there is a bright living room open to dining area with room with plenty of space for a table and open plan to a bright modern kitchen. Upstairs, there are three bedrooms and a well-appointed bathroom. To the rear of the house is an enclosed patio.

Gas fired central heating and full double glazing add to the list of reasons to view this property, and we recommend arranging an appointment at your earliest convenience.



ACCOMMODATION

GROUND FLOOR

Entrance door leading to:

ENTRANCE HALL:

Wood laminate floor. Understairs storage.

LIVING ROOM:

13' 7" (into bay) x 12' 2" (4.14m x 3.71m)

Wood laminate floor. Corniced ceiling. Open to:





**DINING ROOM OPEN PLAN TO KITCHEN:**  
**18' 5" x 10' 4" (5.61m x 3.15m)**

Full range of high and low units. 4 ring ceramic hob with under oven and extractor hood over. Stainless steel sink unit with mixer taps. Plumbed for washing machine. Partially tiled walls. Ceramic tiled floor. French double doors to rear.

**FIRST FLOOR**

**BEDROOM (1):**  
**12' 8" x 8' 4" (3.86m x 2.54m)**

**BEDROOM (2):**  
**12' 4" x 10' 5" (3.76m x 3.18m)**

**BEDROOM (3):**  
**9' 2" x 6' 4" (2.79m x 1.93m)**



**BATHROOM:**

White suite comprising of panel bath with mixer taps. Fully tiled shower cubicle with telephone hand shower. Low flush WC. Pedestal wash hand basin. Partially tiled walls. Ceramic tiled floor. Access to shelved hot press.

**LANDING:**

Access to roof space.

**OUTSIDE**

Parking to the front, and a paved patio area to the rear.

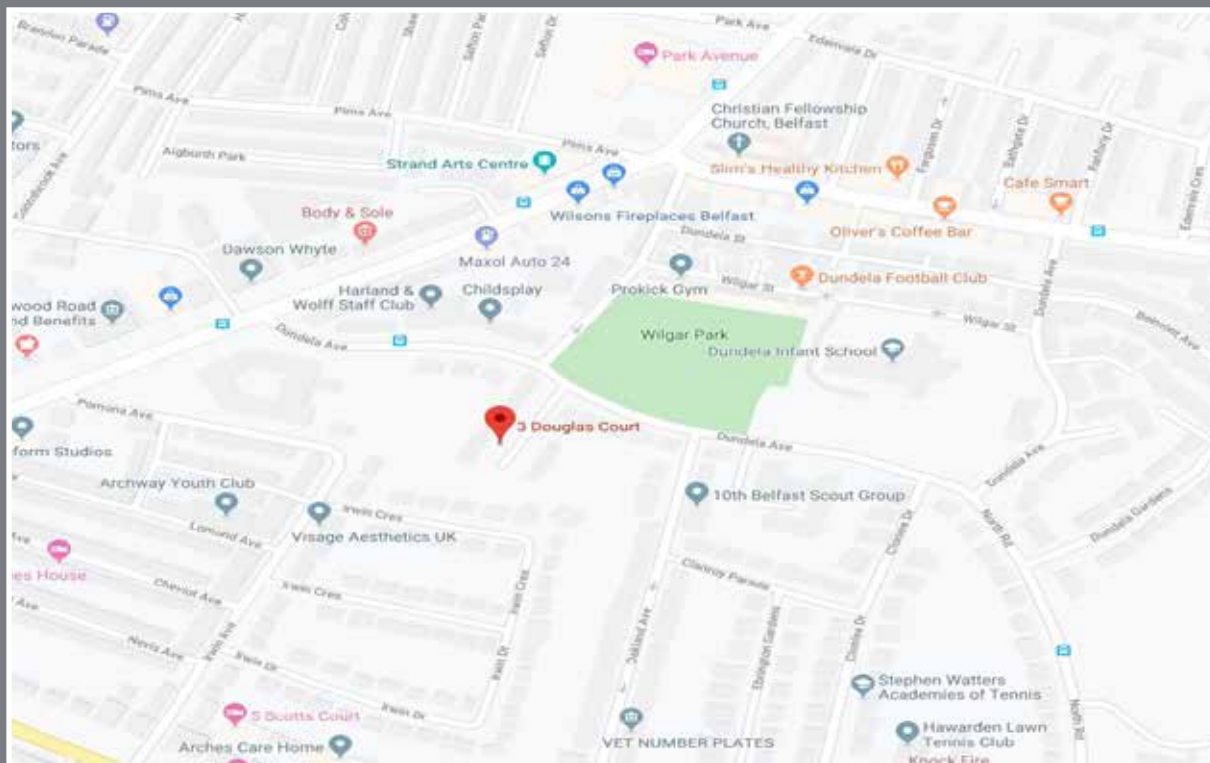








# Location



## 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

Simon Brien Residential have an experienced and professional lettings department who offer a comprehensive lettings service. Contact our team, without obligation, on **028 9066 8888**



REF: SHJD/A/20/SO



	Current	Potential
Very energy efficient - lower running costs		
<b>A</b> 92 plus		
<b>B</b> 81 - 91		
<b>C</b> 69 - 80	73	76
<b>D</b> 55 - 68		
<b>E</b> 39 - 54		
<b>F</b> 21 - 38		
<b>G</b> 1 - 20		
Not energy efficient - higher running costs		

EPC REF: 9704-4406-4729-6770-7923

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