

simonBRIEN
RESIDENTIAL

72 Roddens Crescent,
Belfast, BT5 7JP



Asking Price £169,950

Telephone 02890 595555
www.simonbrien.com

KEY FEATURES

- Semi-Detached Villa
- Many Primary, Secondary & Grammar Schools Also Within Close Proximity
- Offers Ease Of Access To Ballygowan Road, Knock Road & The Outer Ring Network
- Ideal For Young Couple Or Young Family Alike
- Living Room
- Three Bedrooms
- Kitchen Open Plan To Extended Living & Dining Area
- Ample Parking To Front & Good Sized Gardens To Rear In Lawn
- Driveway To Parking & Detached Garage
- Gas Fired Central Heating
- Full uPVC Double Glazed Windows
- Popular & Convenient Location

SUMMARY

We are delighted to offer for sale this three bedroom semi-detached home located in the popular Castlereagh area. A host of shopping amenities are close by, as are superb provincial links via the Knock Road dual carriageway, making this an ideal home for the expanding family.

Internally, the property offers a living room, kitchen open to dining and living area, three bedrooms, and a bathroom. The home benefits from gas fired central heating and double glazing. Outside to the front is a driveway with ample parking leading to the detached garage and a generous rear garden.

Viewing is by private appointment through our East Belfast office on 028 9059 5555.



ACCOMMODATION

GROUND FLOOR

Entrance door leading to:

ENTRANCE HALL:

Wood laminate floor.

LIVING ROOM:

13' 4" x 10' 5" (4.06m x 3.18m)

Fireplace with polished granite inset and hearth with oak surround and open fire. Wood laminate floor.

KITCHEN:

17' 8" x 9' 7" (5.38m x 2.92m)

Full range of high and low level units. 4 ring ceramic hob with under oven and stainless steel extractor fan over. Dishwasher. Stainless steel sink unit with mixer taps. Open to:

LIVING AREA:

17' 5" x 8' 0" (5.31m x 2.44m)

French double doors.





FIRST FLOOR

BEDROOM (1):

12' 5" x 10' 5" (3.78m x 3.18m)

BEDROOM (2):

9' 10" x 9' 0" (3m x 2.74m)

BEDROOM (3):

7' 6" x 6' 10" (2.29m x 2.08m)

Built-in storage cupboard.

LANDING:

Access to roof space 17'9" x 9'8" with Keylite window, and light and power.

OUTSIDE

Ample parking to the front, and paved patio area to rear leading to garden in lawn.

DETACHED GARAGE:

15' 5" x 7' 3" (4.7m x 2.21m)

Up and over door. Light and power.



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

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/F/20/SO



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

EPC REF: 9601-8266-6929-3620-9643

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