

404 Belmont Road,
Belfast, BT4 2NH



Asking Price £325,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Spacious Detached Bungalow With Uninterrupted Views Over Belfast
- Adaptable Accommodation Throughout
- Three Good Sized Bedrooms
- Large Living Room
- Fitted Kitchen With Dining Area
- Separate Utility Room
- Contemporary White Bathroom Suite
- Large Roof Space Suited For Conversion To Two Further Bedrooms (Subject To Necessary Consents)
- uPVC Double Glazed Window Frames
- Separate Cloakroom With WC
- Detached Double Garage
- Ample Off Street Parking
- Oil Fired Central Heating
- Close To A Range Of Leading Schools, Stormont Buildings, Ballyhackamore & Belmont Villages
- Convenient To Belfast City Centre, Hollywood & Belfast City Centre

SUMMARY

This wonderfully spacious detached bungalow sits on an enviable site which boasts uninterrupted views over Belfast.

Offering an adaptable layout throughout, the property was built with provision for increasing the accommodation on the first floor (subject to consents).

The layout comprises a welcoming reception hall with built-in storage, a large living room with excellent views, a fitted kitchen with dining area which again capture the front aspect over the City, a utility room, cloakroom, three good sized bedrooms and a contemporary white bathroom suite. Outside, there are landscaped gardens to the front along with ample off street parking and a detached double garage, while there is a large rear patio area to the rear.

Situated close to leading schools in both East Belfast and Hollywood, the property also enjoys being within easy reach of Ballyhackamore and Belmont Villages, Belfast City Centre, Stormont Buildings, the Ulster Hospital, and Belfast City Airport.

To arrange a viewing please contact our East Belfast office on 028 9059 5555.



ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH:

Open entrance porch leading to PVC glazed entrance door with side panels.

ENTRANCE HALL:

Provision for staircase. Corniced ceiling.

LIVING ROOM:

22' 6" x 13' 7" (6.86m x 4.14m)

Decorative feature stove (open flue for fire). Corniced ceiling. Spotlighting. Excellent views over Belfast. Double doors to:

BEDROOM (3) / SITTING ROOM:

15' 1" x 13' 2" (4.6m x 4.01m)

Excellent views. Open fire with dog grate and polished granite hearth. Corniced ceiling.





KITCHEN / DINING AREA:
21' 2" (max) x 11' 8" (6.45m x 3.56m)

Excellent views. Range of high and low level units and glazed display units. 1.5 bowl sink unit with mixer tap. 4 ring electric hob with oven. Plumbed for dishwasher. Corniced ceiling. Spotlights.

REAR HALLWAY:

UTILITY ROOM:
10' 10" x 7' 5" (3.3m x 2.26m)

Built-in units. Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.

CLOAKROOM:
6' 9" x 5' 2" (2.06m x 1.57m)

White suite comprising low flush WC.

BEDROOM (1):
18' 7" x 10' 6" (5.66m x 3.2m)

Corniced ceiling.

BEDROOM (2):
13' 1" x 9' 9" (3.99m x 2.97m)

INNER HALLWAY:

Two generous storage cupboards. Hotpress.

BATHROOM:
11' 4" x 9' 7" (3.45m x 2.92m)

Contemporary white suite comprising of corner bath with mixer tap and shower fitment over. Vanity unit with wash hand basin and mixer tap. Storage cupboard. Push button WC. Chrome heated towel rail. Fully tiled walls. Ceramic tiled floor.

ROOFSPACE

59' 3" x 11' 9" (18.06m x 3.58m) (ave.)

Floored roofspace. Windows into eaves.





OUTSIDE

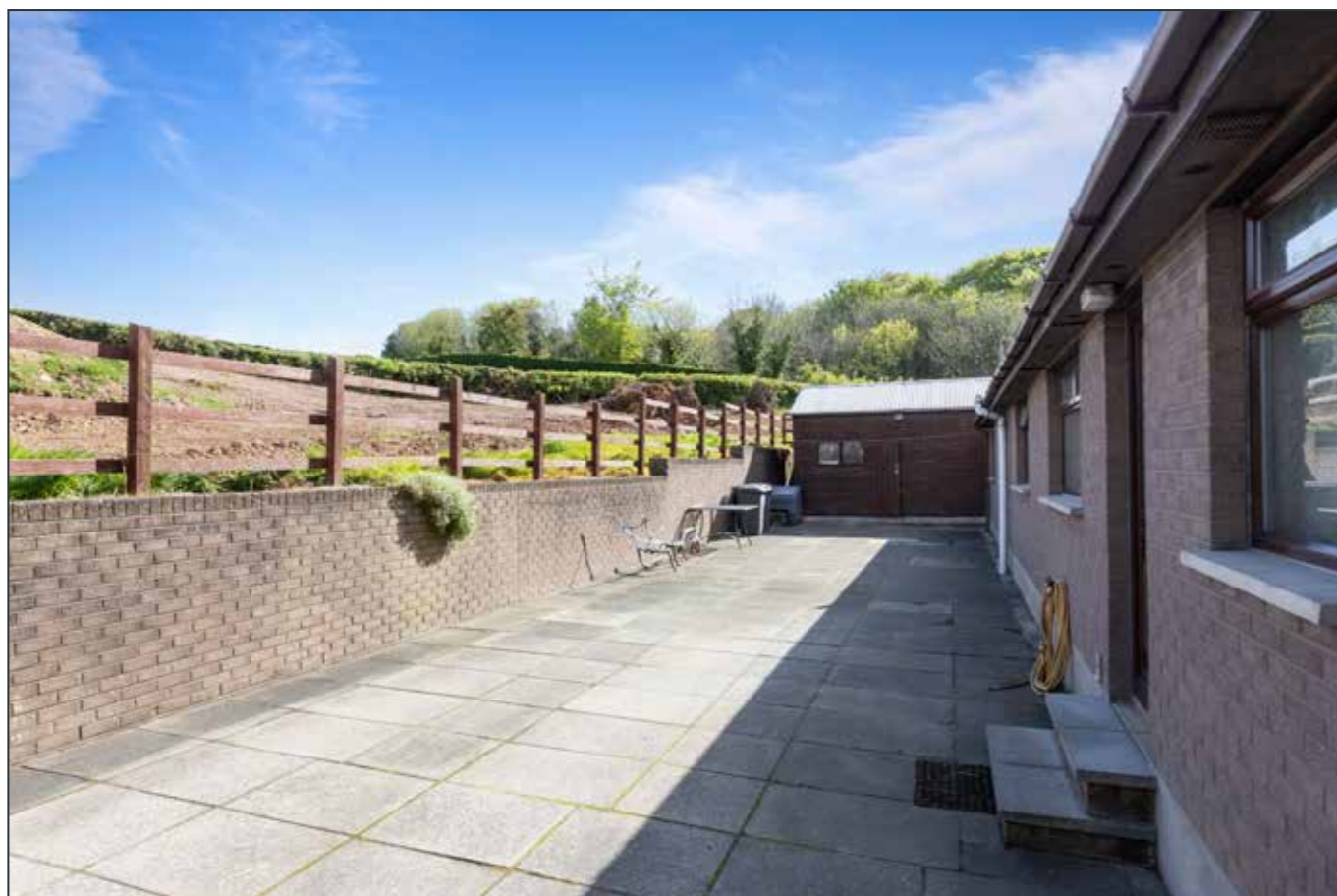
DOUBLE GARAGE:

21' 2" x 18' 1" (6.45m x 5.51m)

Light and power. Side service door. Oil fired tank.

GARDENS:

Generous tarmac driveway to front and garden in lawn. Timber shed with light and power to the rear 22' 8" x 11' 8".



All measurements are approximate and for display purposes only.

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

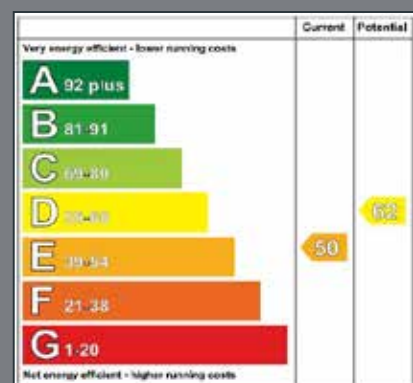


Lettings Department

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: JD/D/19/SO



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