

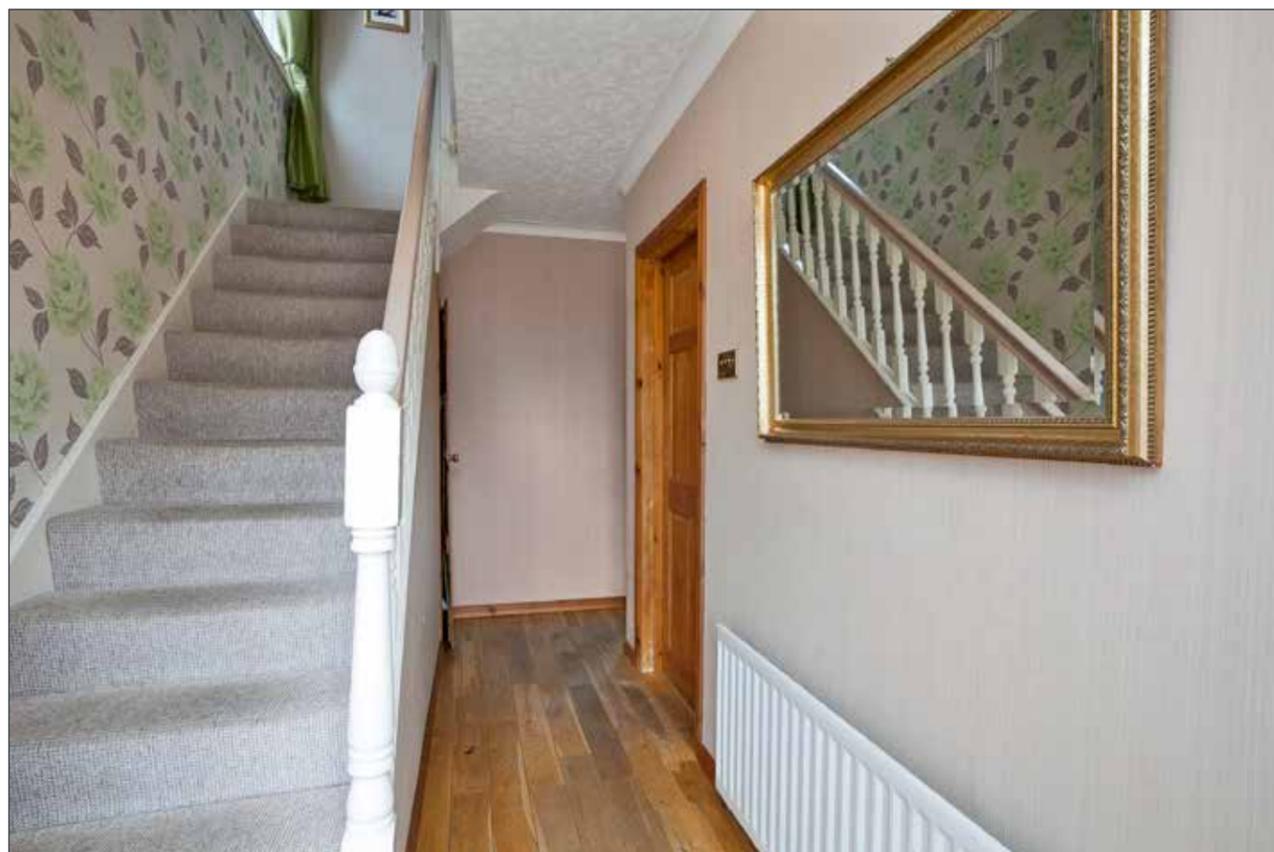
simon**BRIEN**
RESIDENTIAL

50 Garnerville Gardens,
Belfast, BT4 2PA



Asking Price £155,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Attractive Semi-Detached Property In A Popular Residential Setting
- Three Bedrooms
- Living Room
- Open Plan Fitted Kitchen / Dining / Family Room
- Contemporary White Bathroom Suite
- Gas Heating
- uPVC Double Glazed Window Frames
- Enclosed Rear Garden
- Convenient To Belfast City Centre, Holywood Exchange & Belfast City Airport
- Close To Main Arterial Routes, Shops & Schools

SUMMARY

Set in a popular residential setting, this attractive semi-detached property comes to the market and will appeal to those seeking to buy within this convenient part of East Belfast.

The property layout comprises an entrance hall, living room, fitted kitchen open to dining / family area on the ground floor. On the first floor, there are three bedrooms and a contemporary white bathroom suite. Outside, the property has an enclosed rear garden with patio area leading to a garden in lawn.

Benefiting from gas heating, and uPVC double glazed window frames, the current vendor has maintained the property both internally and externally leaving the property ready for its next owner.



ACCOMMODATION

GROUND FLOOR

uPVC double glazed front door with side panels leading to:

ENTRANCE HALL:

Solid wooden floor. Understairs storage cupboard.

LIVING ROOM:

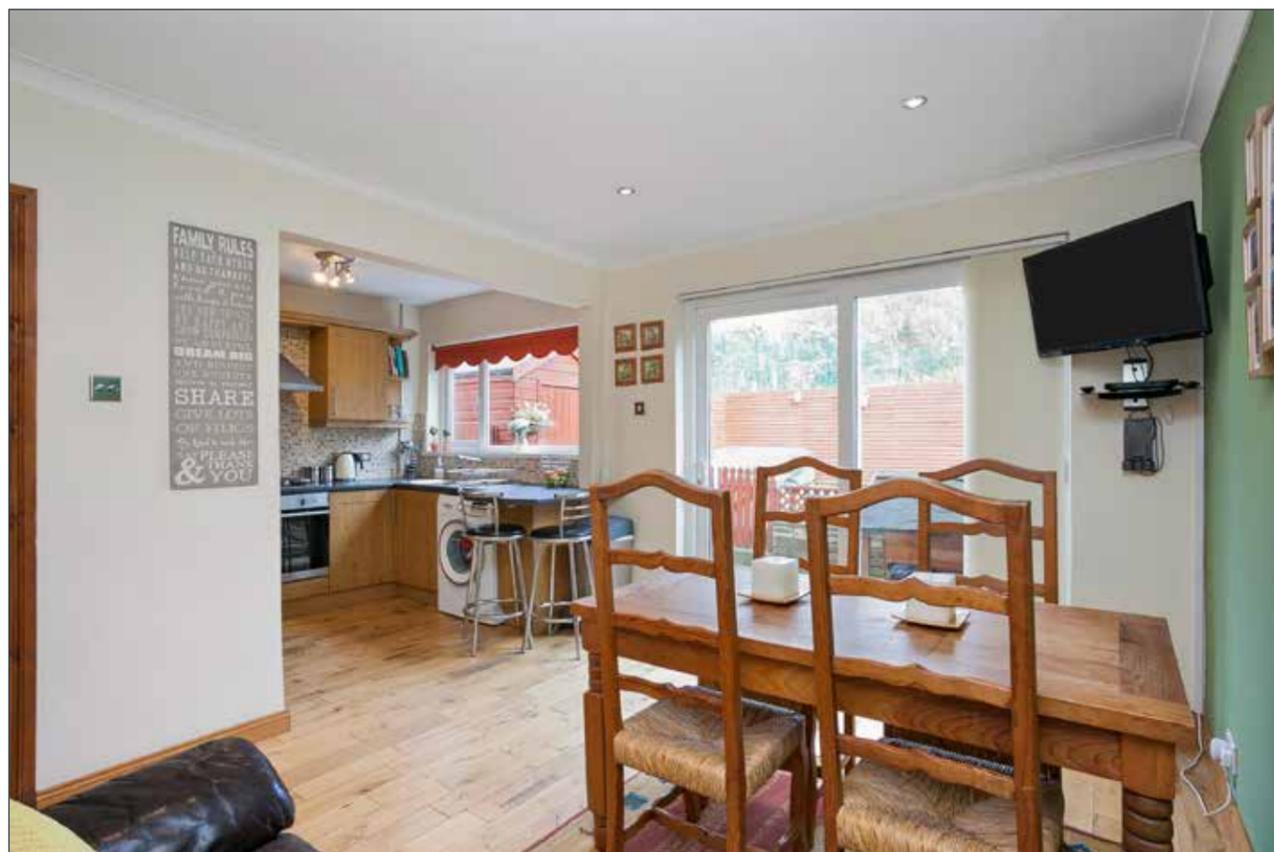
12' 7" x 11' 1" (3.84m x 3.38m)

Laminate wooden floor. Recessed spotlights.

DINING ROOM:

12' 5" x 10' 3" (3.78m x 3.12m)

Solid wooden floor. PVC double opening sliding door to rear. Recessed spotlights. Open to:



KITCHEN:

9' 2" x 7' 4" (2.79m x 2.24m)

Range of modern high and low level units. 1.5 bowl stainless steel sink unit with mixer taps. Partially tiled walls. 4 ring stainless steel gas hob with under oven and extractor fan over. Plumbed for washing machine. Integrated fridge freezer. Breakfast bar.

FIRST FLOOR

LANDING:

Access to partially floored roof space via pull down ladder.

BATHROOM:

Contemporary white suite comprising of panel bath with mixer tap over. Fully tiled shower cubicle with thermostatic shower. Push button WC. Vanity unit with mixer taps. Chrome heated towel rail. Ceramic tiled floor. Recessed spotlighting.

BEDROOM (1):

12' 5" x 10' 2" (3.78m x 3.1m)

Built-in sliding mirrored wardrobe.

BEDROOM (2):

12' 5" x 10' 4" (3.78m x 3.15m)

Built-in wardrobe.

BEDROOM (3):

9' 0" x 7' 6" (2.74m x 2.29m)

Built-in shelving.

OUTSIDE

To the rear, patio area leading to garden in lawn bordered by timber fencing. Outside tap and light. To the front, forecourt garden, and tarmac driveway to side.



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/I/19/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80	70	72
D 55-68		
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9771-0421-7090-9070-7972

South Belfast
525 Lisburn Road
Belfast BT9 7GQ
T 02890 668888
E southbelfast@simonbrien.com

North Down
48 High Street
Hollywood BT18 9AE
T 02890 428989
E holywood@simonbrien.com

East Belfast
237 Upper Newtownards Road
Belfast BT4 3JF
T 02890 595555
E eastbelfast@simonbrien.com

Newtownards
17 High Street
Newtownards BT23 4XS
T 02891 800700
E newtownards@simonbrien.com

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