

139 Sandown Road,
Belfast, BT5 6GX



Asking Price £260,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Attractive Red Brick Semi-Detached Property
- Three Good Sized Bedrooms Plus Study
- Large Through Lounge / Dining Area
- Downstairs Cloakroom With WC
- Modern Fitted Kitchen
- Contemporary White Bathroom Suite
- All Internal Panelled Doors, Mahogany Hardwood
- Selected Internal Walls And Woodwork Painted In Farrow And Ball Paint
- Oil Fired Central Heating
- Detached Garage
- Ample Off Street Parking
- Mahogany Double Glazed Window Frames
- Within Walking Distance Of Ballyhackamore Village, The Comber Greenway & Public Transport Links
- Convenient To Leading Primary & Post Primary Schools, Belfast City Centre, Belfast City Airport, Titanic Quarter & Shandon Golf Club
- Close To Shops, Restaurants & Cafes

SUMMARY

This attractive red brick semi-detached home is found in Ballyhackamore, one of the most popular and recognisable areas of East Belfast.

Within walking distance of Ballyhackamore village with a superb variety of shops, cafes and restaurants, local primary and post primary schools, public transport links and the Comber Greenway are all within easy reach.

The property comprises an entrance hall with downstairs cloakroom and WC, large through lounge / dining room and a modern fitted kitchen on the ground floor. On the first floor, there are two bedrooms and a contemporary white bathroom suite and a study which leads to the second floor and third bedroom. Outside to the front is a garden in lawn with ample parking area and car port. To the rear is a patio area leading to a further raised garden area and a detached garage and utility store.



ACCOMMODATION

GROUND FLOOR

Hardwood front door with glazed panels.

ENTRANCE HALL:

Hardwood Kahrs flooring. Under stairs storage cupboard.

DOWNSTAIRS CLOAKS/WC:

Contemporary white suite. Push button Duravit WC. Pedestal wash hand basin with mixer tap. Part tiled walls. Hardwood Kahrs flooring. High level storage.

THROUGH LOUNGE:

22' 9" x 10' 7" (6.93m x 3.23m) (to bay)

Cornice ceiling. Carpet flooring. Cast iron fire with polished marble stone surround and hearth.



KITCHEN:

11' 0" x 9' 0" (3.35m x 2.74m)
(max)

Excellent range of units. Single drainer stainless steel sink unit with mixer tap. Stainless steel gas hob and under oven. Stainless steel extractor fan over. Integrated dishwasher. Porcelain tiled floor. Recessed spotlights.

FIRST FLOOR**BATHROOM:**

Contemporary white suite. Panelled bath with mixer taps and Gainsborough electric shower. Push button WC. Pedestal wash hand basin with mixer tap. Fully tiled walls. Ceramic tiled floor.

BEDROOM (1):

12' 5" x 10' 0" (3.78m x 3.05m)
(to bay)

BEDROOM (2):

10' 0" x 9' 8" (3.05m x 2.95m)

STUDY:

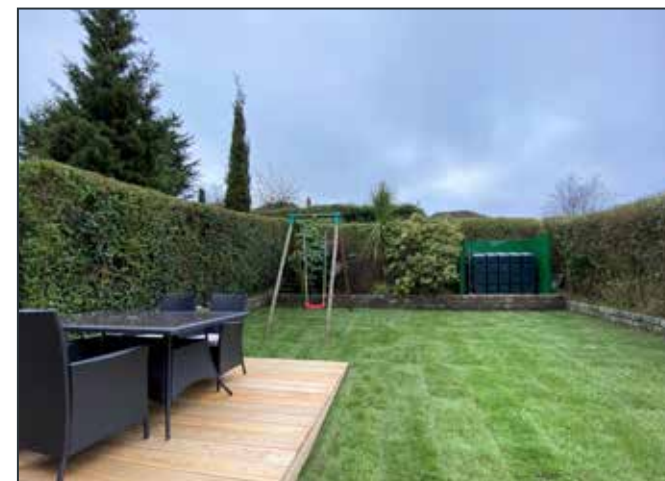
6' 7" x 6' 0" (2.01m x 1.83m)

Stairs to:

SECOND FLOOR**BEDROOM (3):**

13' 8" x 9' 5" (4.17m x 2.87m)

Eaves storage.

**OUTSIDE**

Garden in lawn to front. Tarmac driveway and car port with detached garage. Rear paved patio leading to raised garden, decked patio, garden in lawn, shrub beds and hedging. PVC oil tank.

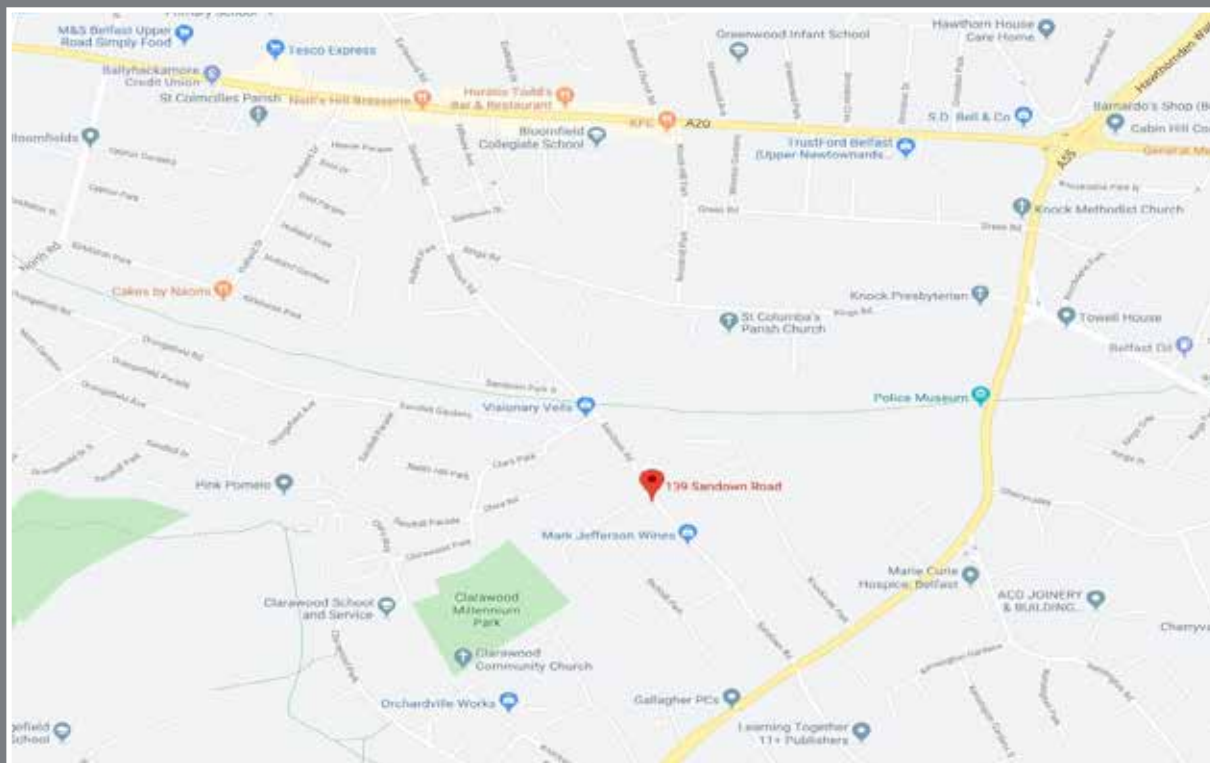
UTILITY STORE:

8' 0" x 7' 0" (2.44m x 2.13m)

Single drainer stainless steel sink unit with mixer tap. Plumbed for washing machine.



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/K/19/FB



	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	16	46
Not energy efficient - higher running costs		

EPC REF: 2869-3987-0209-6761-1924

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