

**simonBRIEN**  
RESIDENTIAL

40 Abbey Park,  
Belfast, BT5 7HQ



Asking Price £249,950

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



KEY FEATURES

- Refurbished Detached Property In Cul-De-Sac Location
- Three Well Proportioned Bedrooms
- Spacious Living Room
- Luxury Modern Fitted Kitchen open plan to Dining Area
- Luxury Bathroom with Traditional Style White Suite
- Gas Fired Central Heating
- Mostly uPVC Double Glazed Window Frames
- Attached Garage
- Enclosed Rear Garden, Off Street Parking
- Convenient To Leading Primary & Post Primary Schools
- Close To Shops, Public Transport Links & The Comber Greenway

SUMMARY

This is recently refurbished attractive detached home is found in a cul-de-sac location off Abbey Park, in a popular East Belfast location.

The property layout comprises an entrance hall, living room, luxury fitted kitchen open plan to dining area with French double doors onto decked balcony terrace. On the first floor, there are three well-proportioned bedrooms and a luxury bathroom in traditional style white four piece white suite. Benefiting from uPVC double glazed window frames (except utility cupboard) and gas fired central heating this home is ready to move into. Outside there is an attached garage, off street parking, and front and rear gardens.

Within walking distance of shops, public transport links, the Comber Greenway and Stormont Estate, leading local primary and post primary schools are also within easy reach, we feel confident that interest in this property will be strong.

Early viewing is advised to appreciate this detached property.

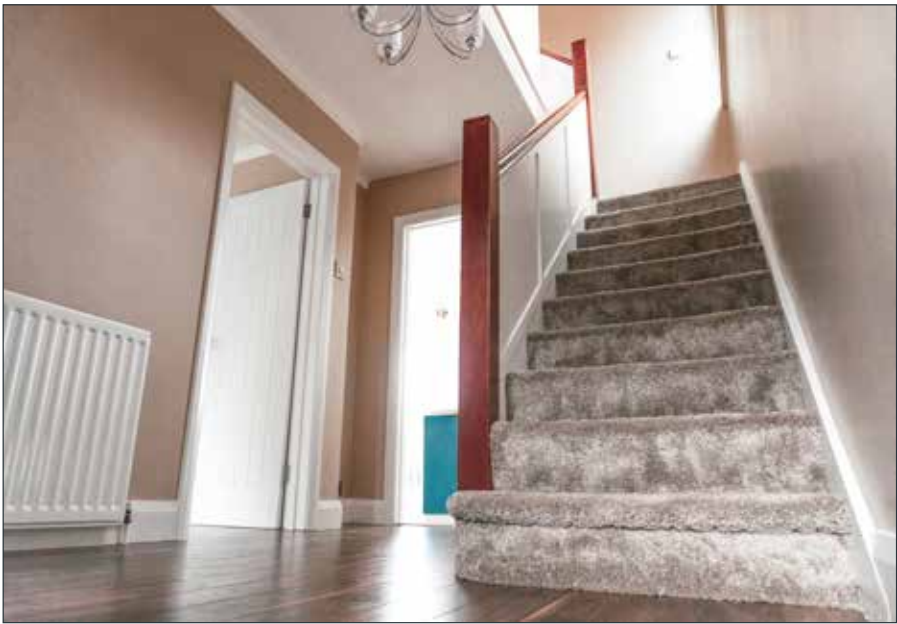
ACCOMMODATION

GROUND FLOOR

Glazed pane front door leading to:

ENTRANCE PORCH:

Ceramic tiled floor. Glazed panel door to:



ENTRANCE HALL:

Understair storage cupboard. Wood laminate floor.



LIVING ROOM:

14' 0" into bay x 12' 0" (4.27m x 3.66m)

Wood laminate floor.

MODERN FITTED KITCHEN OPEN TO DINING AREA

19' 10" x to max 11' 10" to max (6.05m x 3.61m)

Fitted with excellent range of high and low level units. Single drainer stainless steel sink unit with mixer tap. 4 ring ceramic hob with under oven and stainless steel extractor chimney fan over. Partially tiled walls. Built in dishwasher. Dining Area; ceramic tiled floor and French double doors to rear decked patio.

FIRST FLOOR

LANDING:

Access to roof space.

BATHROOM:

Luxury traditional styled white suite comprising of walk-in shower cubicle with thermostatic overhead rain shower, panelled bath with mixer taps, vanity unit with wash hand basin and low flush WC. Towel radiator. Linen cupboard with gas fired boiler.

BEDROOM (1):

14' 3" into bay x 12' 0" (4.34m x 3.66m)

BEDROOM (2):

11' 11" x 10' 0" (3.63m x 3.05m)

BEDROOM (3):

9' 2" x 7' 6" (2.79m x 2.29m)

OUTSIDE

GARDEN AREAS:

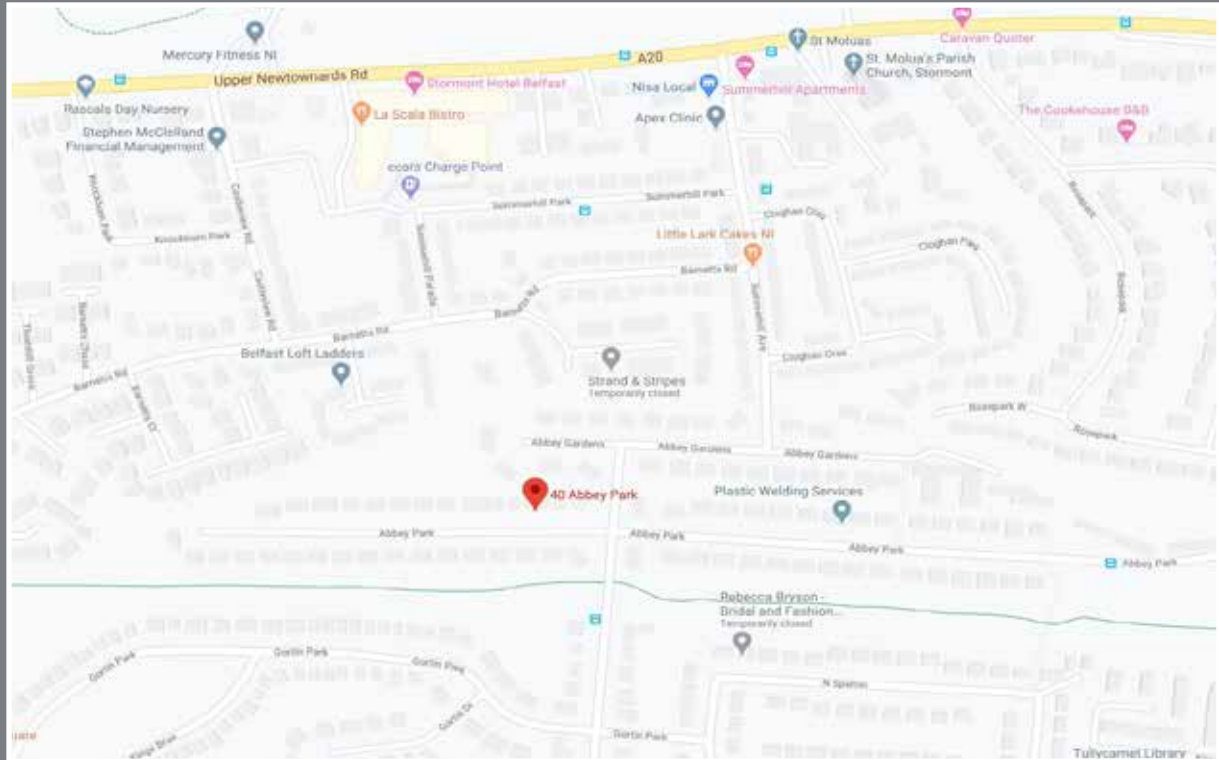
Enclosed rear gardens in lawns. Outside tap and light. Brick store. To the front - garden in lawn and tarmac driveway.

ATTACHED GARAGE

15' 6" x 7' 3" (4.72m x 2.21m)

Up and over door. Power and light.

# Location



From Kings Road driving out of town, Abbey Road is on the left, take the second left off Abbey Road into the cul-de-sac.

## 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/E/20/SO



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

EPC REF: 2109-8054-0205-6580-2284

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