

simon**BRIEN**
RESIDENTIAL

105 Loopland Park,
Belfast, BT6 9DZ



Asking Price £125,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Beautifully Presented Semi-Detached
- Easy Commuting Distance To Belfast City Centre
- Living Room With Double Doors Through To Dining Room
- Kitchen With Access To Rear
- Two Double Bedrooms
- Bathroom With White Suite
- Gas Fired Central Heating
- Double Glazed
- Enclosed Rear Garden

SUMMARY

We are pleased to welcome to the market this well-presented semi-detached home, providing ease of access to Belfast City Centre. The property is situated off the Castlereagh road and within walking distance of an array of local shops, bus stops, and restaurants.

Internally, the accommodation comprises living room with double doors through to dining room leading into the kitchen. On the first floor there are two bedrooms and bathroom. The property further benefits from gas fired central heating, double glazing, and enclosed garden to rear.

Viewing is highly recommended. To organise a viewing please contact the East Belfast Office on 028 9059 5555.



ACCOMMODATION

uPVC double glazed front door.

GROUND FLOOR

ENTRANCE HALL

DINING ROOM:
10' 0" x 9' 5" (3.05m x 2.87m)

French doors to Living room.

LIVING ROOM:
10' 9" x 9' 5" (3.28m x 2.87m)

Under stairs storage.

KITCHEN:
9' 9" x 6' 0" (2.97m x 1.83m)

Full range of high and low level units. 1 1/2 bowl single drainer stainless steel sink unit with mixer taps. Part tiled walls. Cooker hood. Part tiled walls. Ceramic tiled floor.





FIRST FLOOR

LANDING:

Access to roof space. Cupboard housing gas fired boiler.

BATHROOM:

White suite comprising panelled bath with mixer taps and thermostatically controlled shower. Vanity unit with mixer taps. Low flush WC. Ceramic tiled floor.

BEDROOM (1):

13' 8" x 9' 6" (4.17m x 2.9m)

BEDROOM (2):

9' 6" x 9' 0" (2.9m x 2.74m)

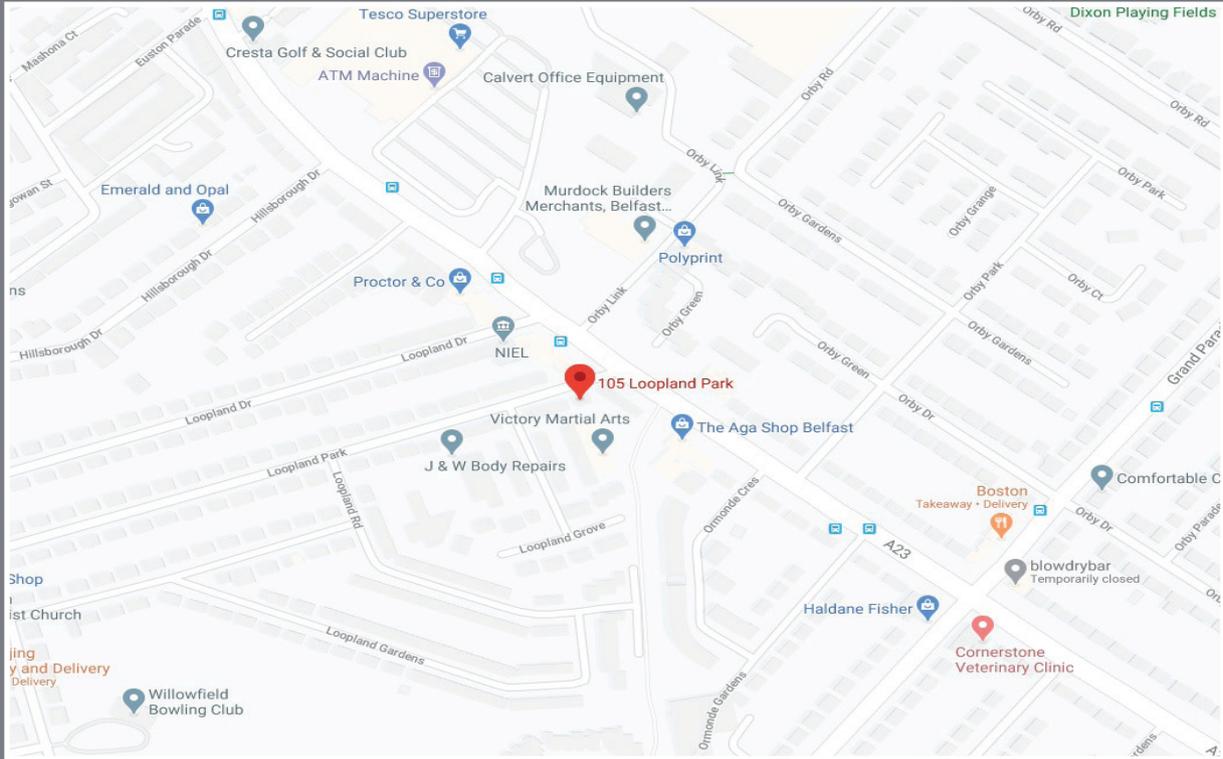
OUTSIDE

Enclosed rear garden area laid in lawn with shrubs. Outside tap.





Location



Located between Castlereagh Road and Woodstock Road.

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	65	69
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9045-0623-6490-1944-2922

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

North Down
48 High Street
Holywood 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

Simon Brien Residential for themselves and for the Vendors or Lessors of the property whose agents they are give notice that; i) these particulars are given without responsibility of Simon Brien Residential or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Simon Brien Residential cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Simon Brien Residential has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Simon Brien Residential will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars.