

simon**BRIEN**
RESIDENTIAL

7 Tweskard Park,
Belfast, BT4 2JY



Offers Over £685,000

Telephone 02890 595555
www.simonbrien.com



KEY FEATURES

- Stunning Extended Detached Residence Situated In One Of East Belfast's Most Desirable Parks
- Superb Accommodation Throughout To Include 5 Bedroom (Three With Ensuites)
- Principal Bedroom With Ensuite & Dressing Room
- Open Plan Layout Take Full Advantage Of The Large Site
- Living Room With Feature Wood Burning Stove Open To:
- "Moda" Kitchen With Integrated 'Neff' Appliances
- Family Room Off Kitchen
- Utility Room
- Downstairs Cloakroom
- Cloakroom With WC
- Ground Floor Study
- Gas Heating
- Double Glazing
- Ample Off Street Parking & Turning Space To Front
- Large South Facing Garden With Granite Paved Patio
- Within Easy Reach Of All Of East Belfast's Leading Primary & Post Primary Schools
- Convenient To Ballyhackamore, Belmont, Stormont Grounds & The Comber Greenway
- Within Comfortable Commuting Distance Of Belfast City Centre, Titanic Quarter & Belfast City Airport
- Viewing Highly Recommended

SUMMARY

Situated in the leafy suburb of East Belfast, is this truly magnificent family home designed, and specified to the highest of standards of finish throughout.

The area has rapidly become one of the city's most admired locations, well renowned for a superb provision of primary and senior schools, all within close proximity, as well as easy access to the City, George Best Airport or the M3 Motorway network.

Inside the property, the accommodation is bright, spacious, well planned, and offers a superb modern open plan layout suitable for a number of differing requirements. A living room open to dining / kitchen, ideal for informal family living with sliding doors to the garden. A large formal living room provides quieter space, with a home office, utility room, and cloakroom with WC also on the ground floor. There are four generous bedrooms on the first floor, three with well-appointed ensembles (main bedroom with dressing room also).

Set off by a large south facing rear garden, and large front driveway with ample parking, this is truly a unique opportunity to acquire a generously proportioned family home in a most sought after location.

Viewing is recommended.

ACCOMMODATION

GROUND FLOOR

Entrance door leading to:

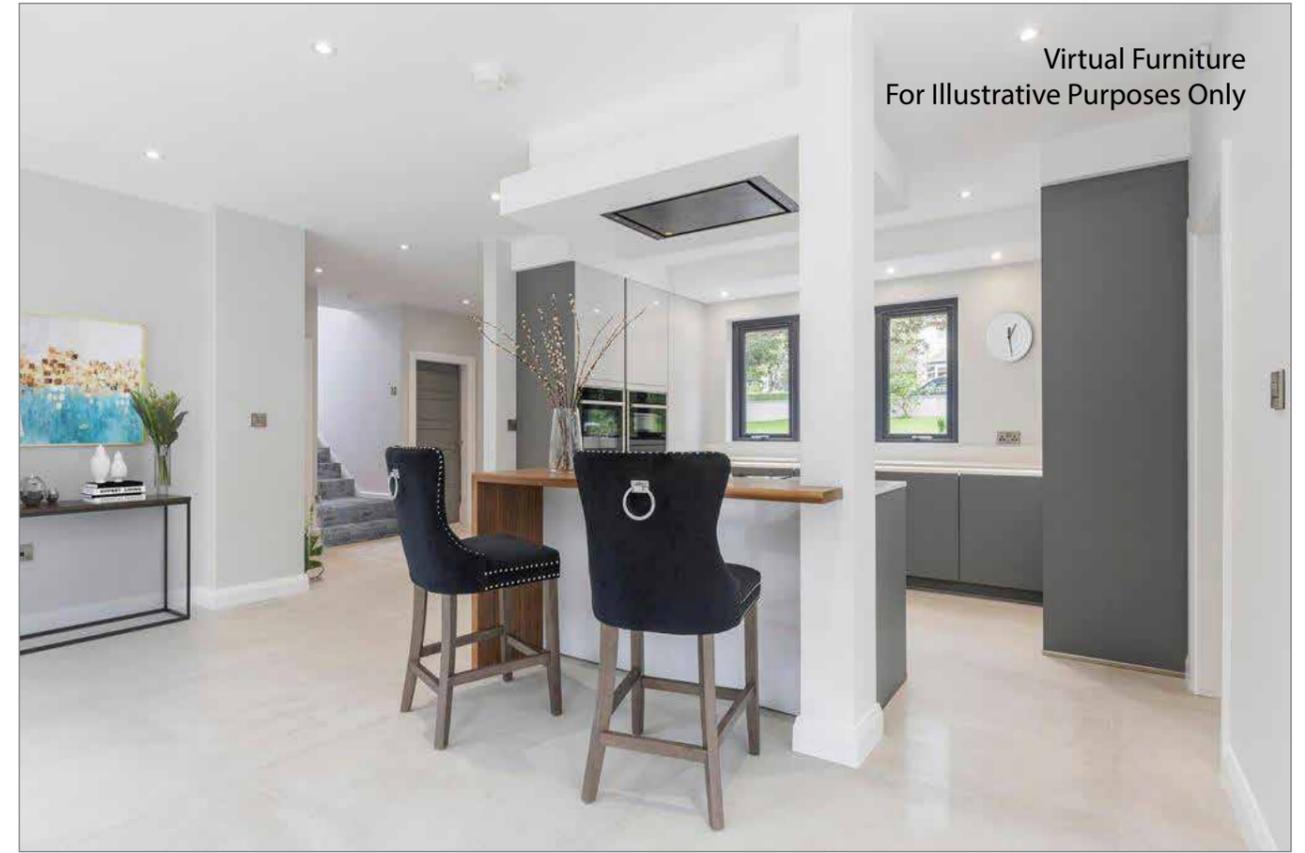
RECEPTION HALL:

Ceramic tiled floor. Open to:

Virtual Furniture
For Illustrative Purposes Only



Virtual Furniture
For Illustrative Purposes Only



KITCHEN / DINING AREA:

23' 2" (max.) x 17' 4" (7.06m x 5.28m)

Full range of high and low level units with Quartz work surfaces. 'Neff' Up and under oven. 'Neff' grill oven and warming drawer. Dishwasher. Fridge/freezer. Stainless steel sink unit with mixer taps. Central island unit with 'Neff' 4 ring induction hob and recessed extractor above. Double glazed sliding doors to patio. Open to:

LIVING ROOM:

14' 2" x 10' 6" (4.32m x 3.2m)

Ceramic tiled floor. Recess for TV. Plumbed for gas fire. Double glazed sliding doors to rear.

UTILITY ROOM:

10' 4" x 8' 3" (3.15m x 2.51m)

Range of units with Quartz work surfaces. Boiler. Plumbed for washing machine.

CLOAKROOM:

Low flush WC. Vanity unit with mixer taps. Fully tiled walls. Ceramic tiled floor. Chrome heated towel radiator.

DRAWING ROOM:

17' 8" x 12' 10" (5.38m x 3.91m) (into bay)

Feature fireplace with hearth and Quartz surround.

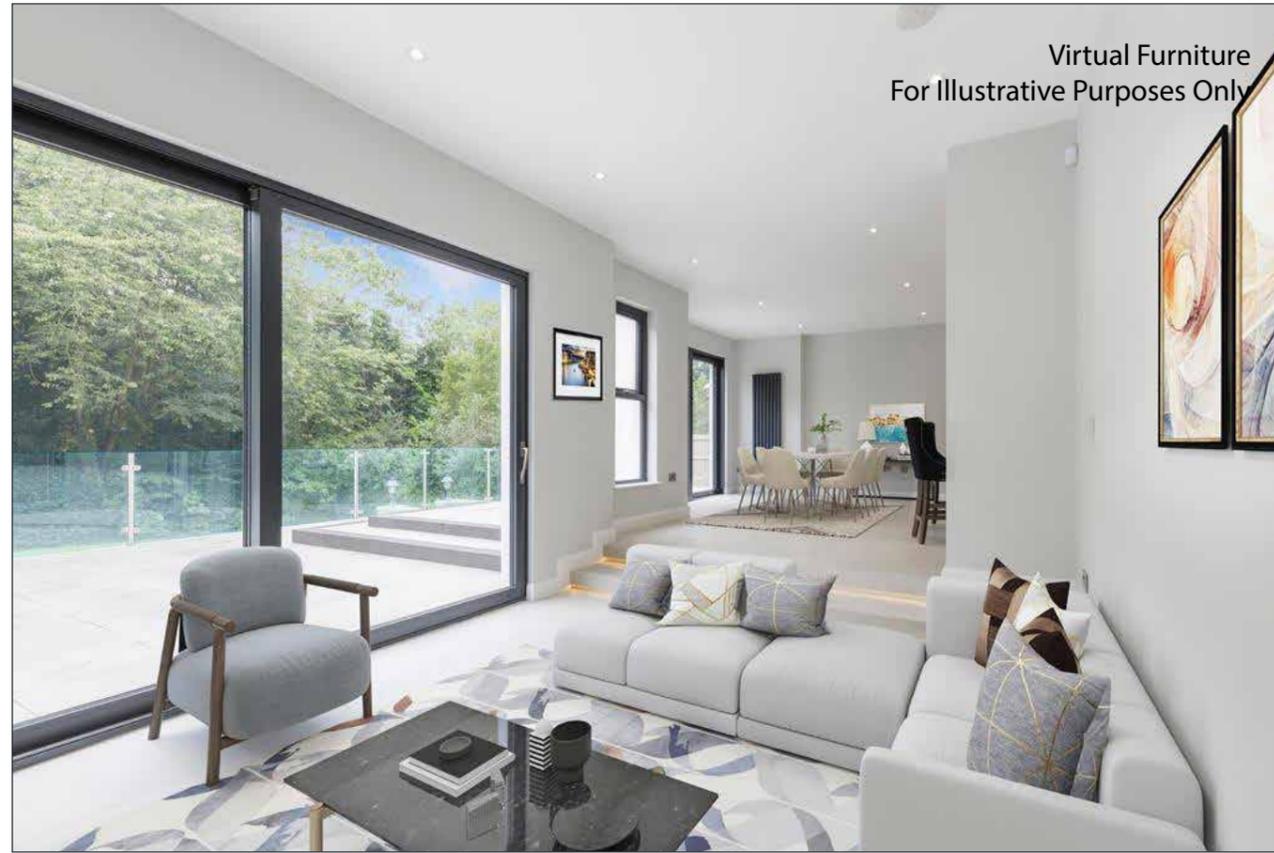
CLOAKROOM:

Shelved.

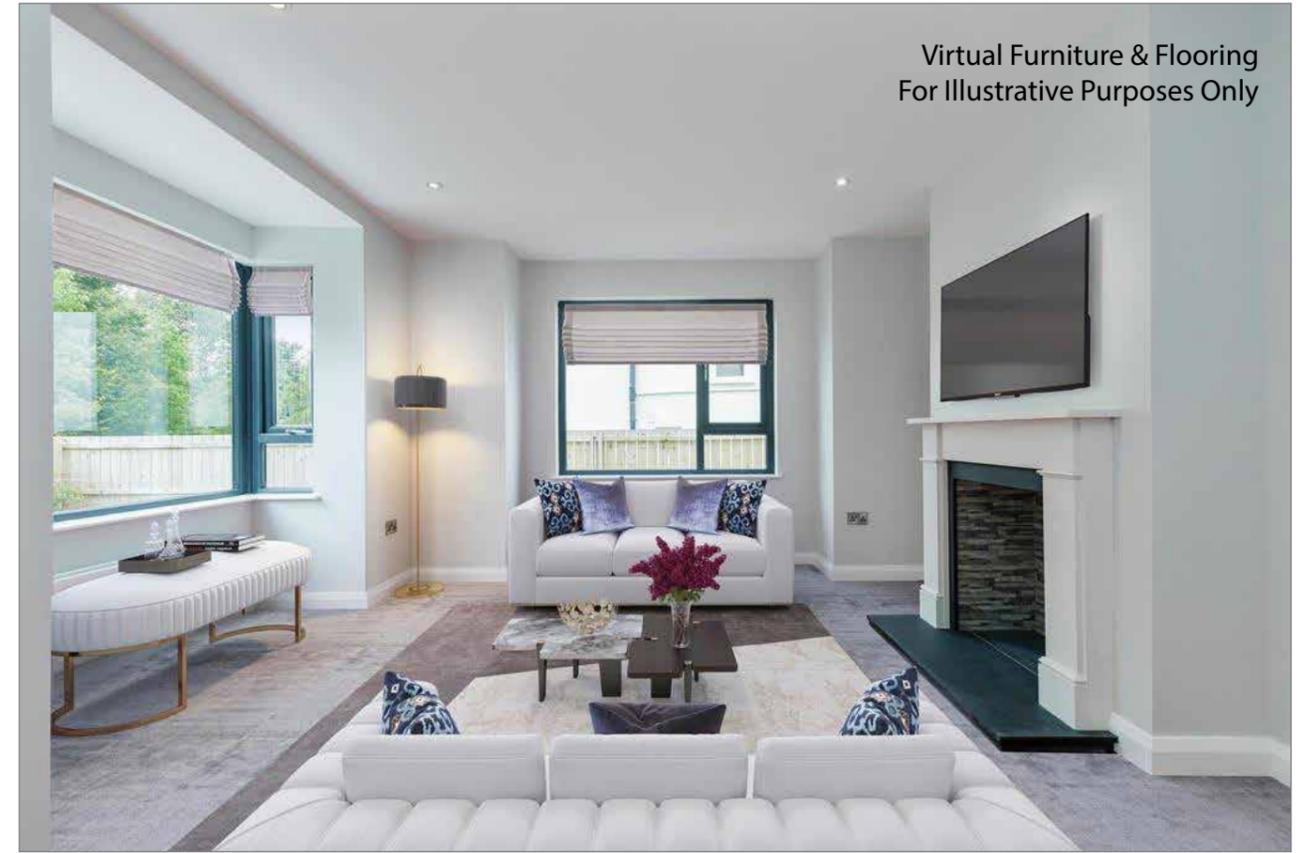


Virtual Furniture
For Illustrative Purposes Only

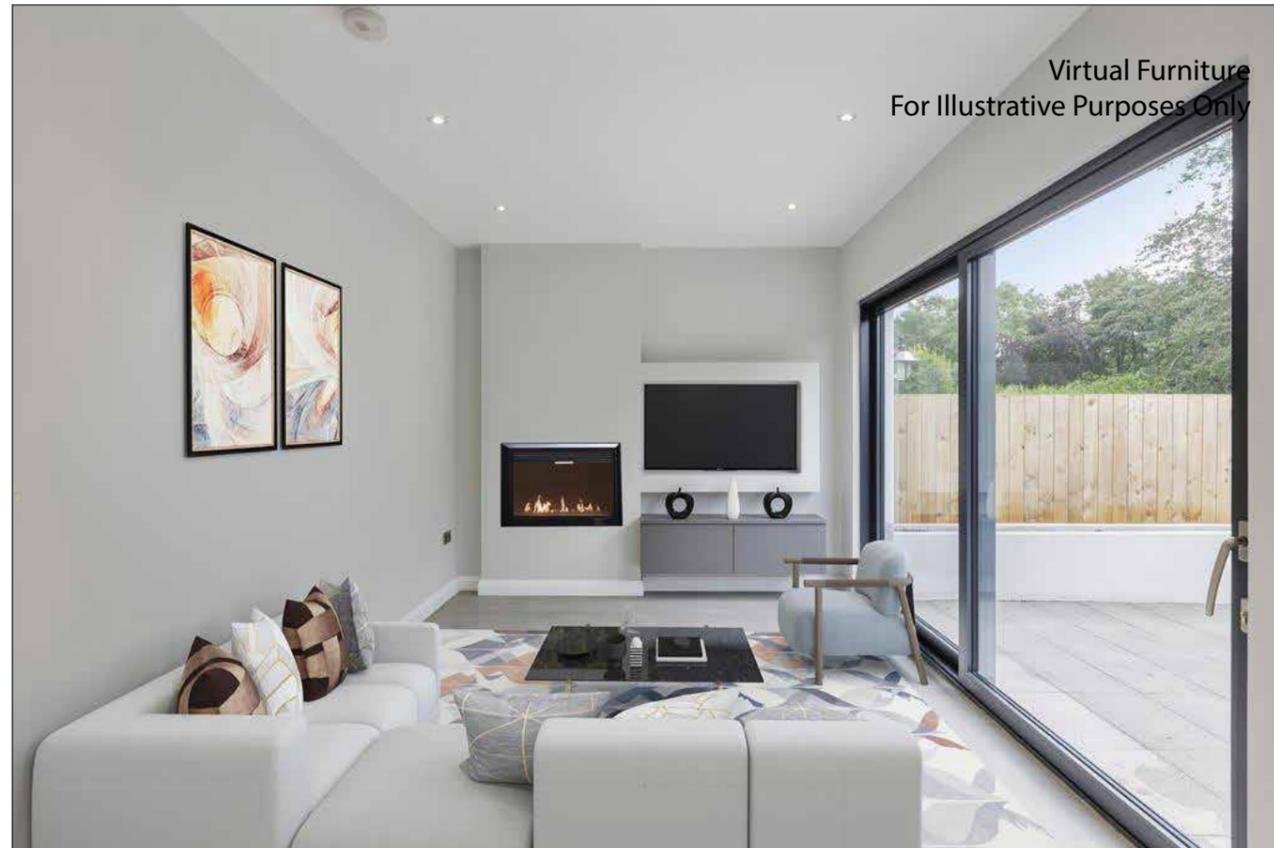




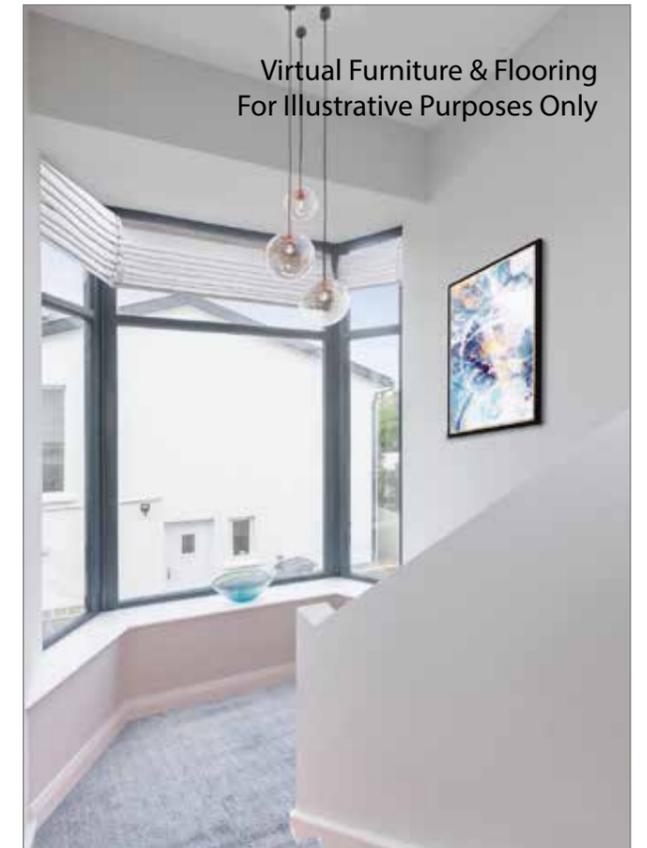
Virtual Furniture
For Illustrative Purposes Only



Virtual Furniture & Flooring
For Illustrative Purposes Only



Virtual Furniture
For Illustrative Purposes Only



Virtual Furniture & Flooring
For Illustrative Purposes Only

FAMILY ROOM:
10' 10" x 9' 4" (3.3m x 2.84m)
(used as home office).

FIRST FLOOR

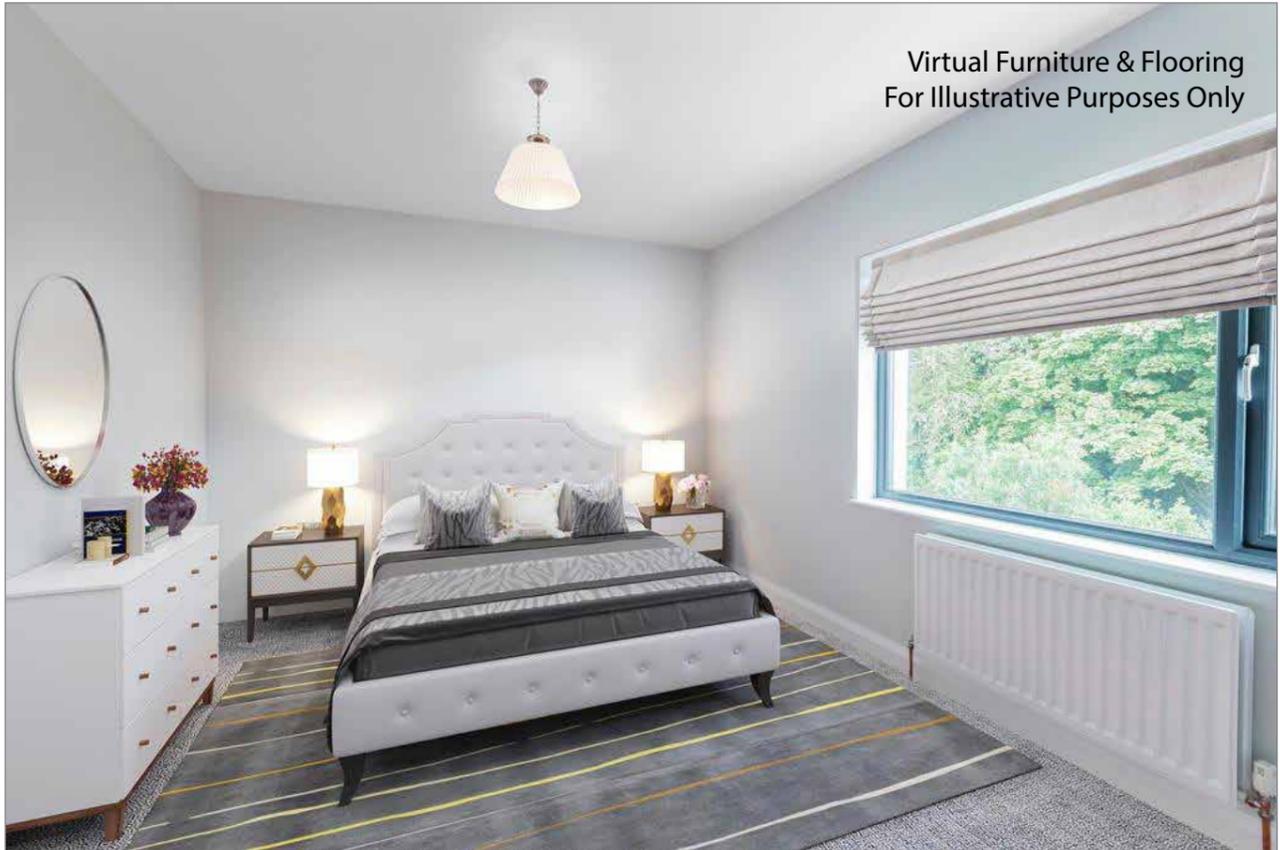
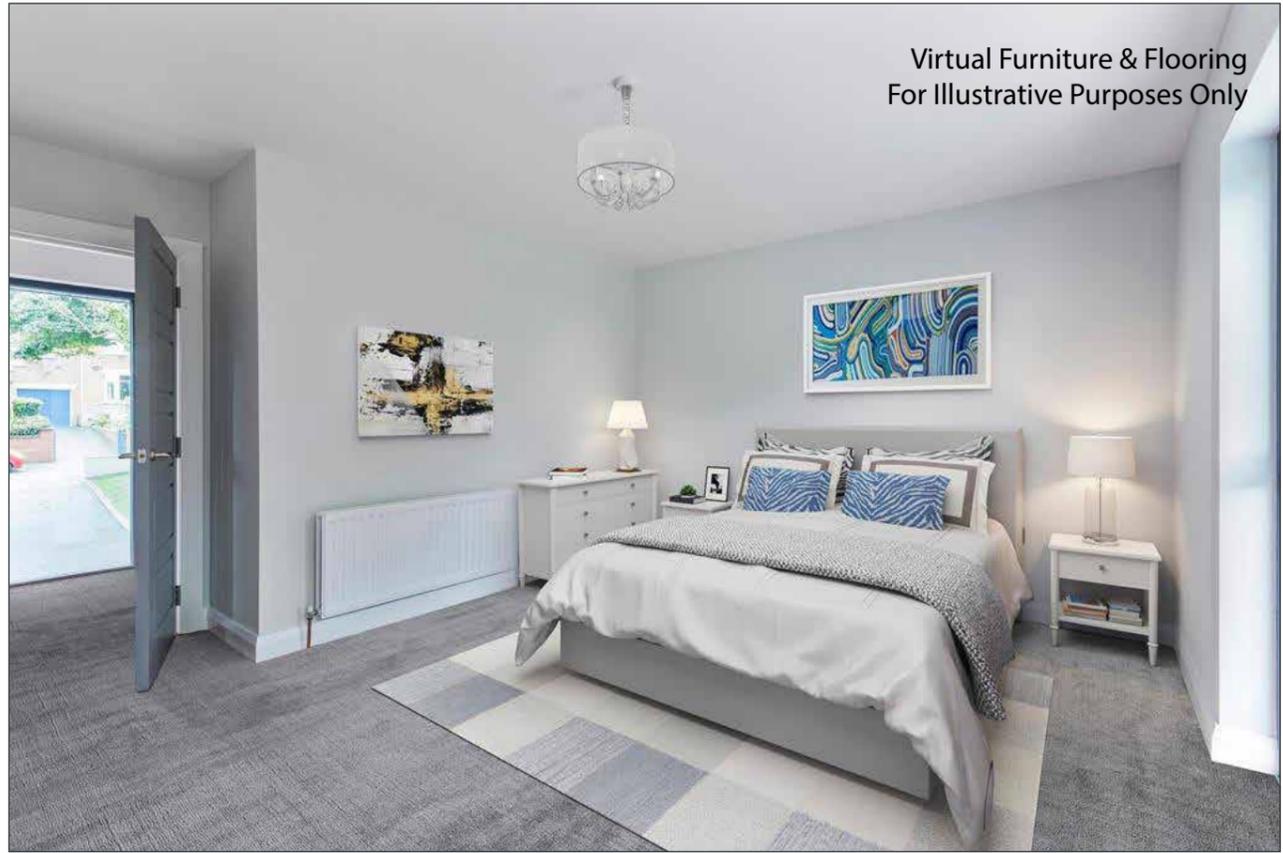
BEDROOM (1):
14' 8" x 11' 5" (4.47m x 3.48m)
Twin windows with views over garden.

WALK-IN DRESSING ROOM:
8' 8" x 5' 1" (2.64m x 1.55m)

ENSUITE SHOWER ROOM:
Fully tiled shower cubicle with walk-in dressing room.
Overhead rainwater shower head. Vanity unit with mixer
taps. Low flush WC. Partially tiled walls. Ceramic tiled floor.
Chrome heated towel radiator.

BEDROOM (2):
12' 8" x 10' 4" (3.86m x 3.15m)
Built-in wardrobes.

ENSUITE SHOWER ROOM:
Fully tiled shower cubicle with thermostatic shower. Vanity
unit with mixer taps. Fully tiled walls. Ceramic tiled floor.
Illuminated mirror.





BEDROOM (3):
14' 0" (into bay) x 12' 6" (4.27m x 3.81m)

Built-in wardrobes.

ENSUITE SHOWER ROOM:

Fully tiled shower cubicle with thermostatic shower. Low flush WC. Vanity unit with mixer taps. Fully tiled walls. Ceramic tiled floor. Chrome heated towel rail. Illuminated mirror.

BEDROOM (5):
12' 10" x 6' 5" (3.91m x 1.96m)

BATHROOM:

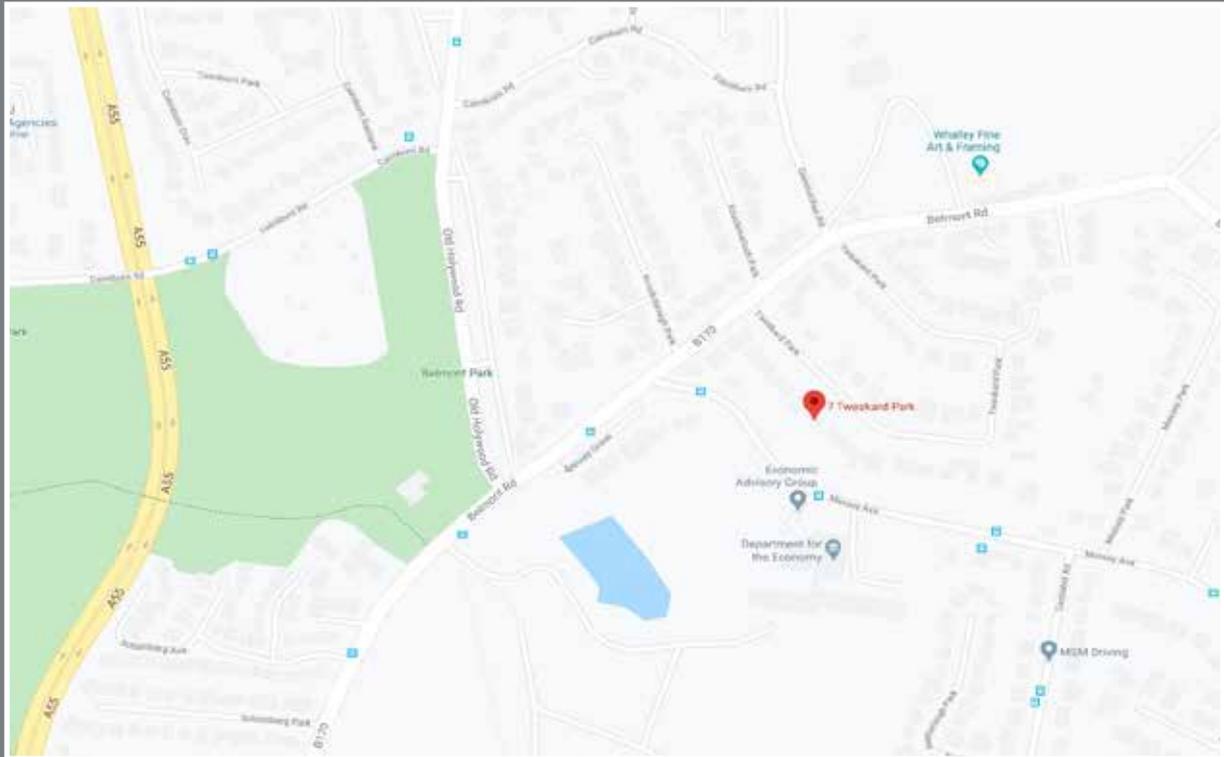
White suite comprising of panelled bath with mixer taps and telephone shower fitment over. Low flush WC. Wash hand basin. Fully tiled walls. Ceramic tiled floor. Chrome heated towel rail.

OUTSIDE

To the front is a large driveway with garden in lawns and turning space. To the rear is a large paved patio area enjoying afternoon and evening sunshine leading to large garden in lawns bordered by mature trees and shrubs.



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: SHJD/H/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92 plus		
B 81-91		
C 69-80		
D 55-68	62	64
E 39-54		
F 21-38		
G 1-20		
Not energy efficient - higher running costs		

EPC REF: 9760-0128-7560-4053-7202

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.