

45 Tweskard Park,  
Belfast, BT4 2JZ



Asking Price £395,000

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

**KEY FEATURES**

- Contemporary Two Storey Detached Family Home
- Living Room With Feature Multi Fuel Stove
- Large Open Plan Living Room With Dining Area
- Stunning Kitchen With A Range Of Built In Neff Appliances
- Separate Utility Room
- Four Bedrooms, Master With Ensuite Luxury Bathroom With Modern White Suite
- Enclosed Gardens To The Rear, With French Door Access Via Dining Area
- Driveway With Parking For Two Plus Cars
- Phoenix Gas Central Heating (Underfloor Heating To Ground Floor)
- Close Proximity To All Local Amenities Including Schools, Parks, Restaurants, Stormont Buildings & Ulster Hospital

**SUMMARY**

This stunning home, located at a sought after address in East Belfast, has been exceptionally well presented by the current vendors to offer contemporary living space throughout. The location is second to none, with ease of access to all main arterial routes, plus close proximity to several leading Primary schools and Secondary schools, churches, playgroups, shopping facilities, the Ulster Hospital and Stormont and Belmont Park for those who enjoy walking.

Internally, this is a fine modern family home with luxury finishes throughout which can only be appreciated with an internal viewing. The accommodation is designed and built to the highest standards with the levels of insulation, presentation and high tech wiring make this a comfortable oasis away from the hustle and bustle for a busy professional or modern family, yet convenient to the Airport and M3 Motorway network.

This is a home that will appeal to a wide variety of purchasers who enjoy the benefits of city life from a peaceful and secure location, with ease of access to all local amenities.



**ACCOMMODATION**

**GROUND FLOOR**

**ENTRANCE HALL:**

Ceramic tiled floor.

**CLOAKROOM:**

Low flush WC. Ceramic tiled floor.







**LIVING ROOM: 1**  
**5' 6" x 12' 7" (4.72m x 3.84m)**

'Morso' multi-fuel stove. Under floor heating.

**KITCHEN WITH CASUAL DINING AREA:**  
**21' 0" x 11' 8" (6.4m x 3.56m)**

Full range of high and low level units with Quartz work surfaces. 1.25 bowl stainless steel sink unit with mixer taps. 'Neff' appliances including - double oven and drawer. Central island unit with Quartz work surface and 'Neff' 5 ring glass hob. 'Neff' extractor canopy over. Built-in dishwasher and built-in fridge/freezer. Ceramic tiled floor. French double doors to rear.

**UTILITY ROOM:**  
**10' 0" x 4' 1" (3.05m x 1.24m)**

Plumbed for washing machine, and ducted for tumble dryer. Gas boiler. Side door.





## FIRST FLOOR

### BEDROOM (1):

12' 7" (to max.) x 11' 10" (3.84m x 3.61m)

Built-in wardrobe with mirrored sliding doors.

### ENSUITE SHOWER ROOM:

Fully tiled shower cubicle. Floating wash hand basin. Low flush WC. Chrome heated towel rail. Ceramic tiled floor.

### BEDROOM (2):

12' 8" x 9' 8" (3.86m x 2.95m)







**BEDROOM (3):**  
12' 6" x 10' 1" (3.81m x 3.07m)

**BEDROOM (4):**  
9' 7" x 8' 6" (2.92m x 2.59m)

**BATHROOM:**

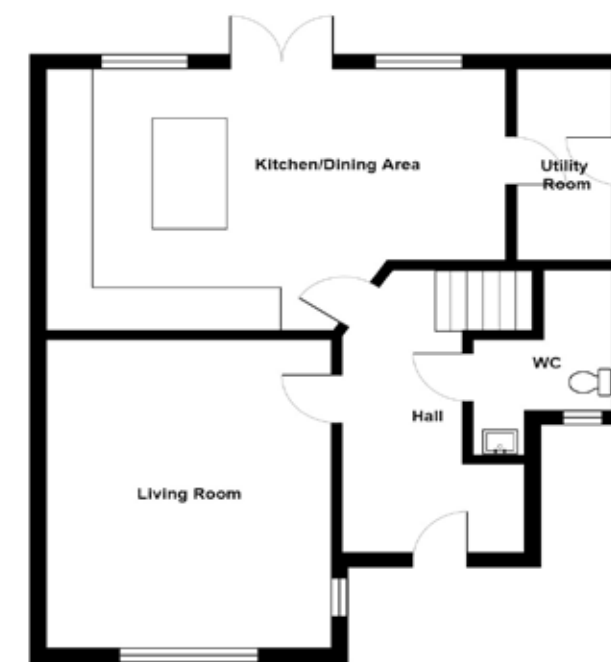
White suite comprising panel bath with mixer taps. Fully tiled shower cubicle with thermostatic shower. Wash hand basin in vanity unit. Ceramic tiled floor. Access to airing cupboard.

**OUTSIDE**

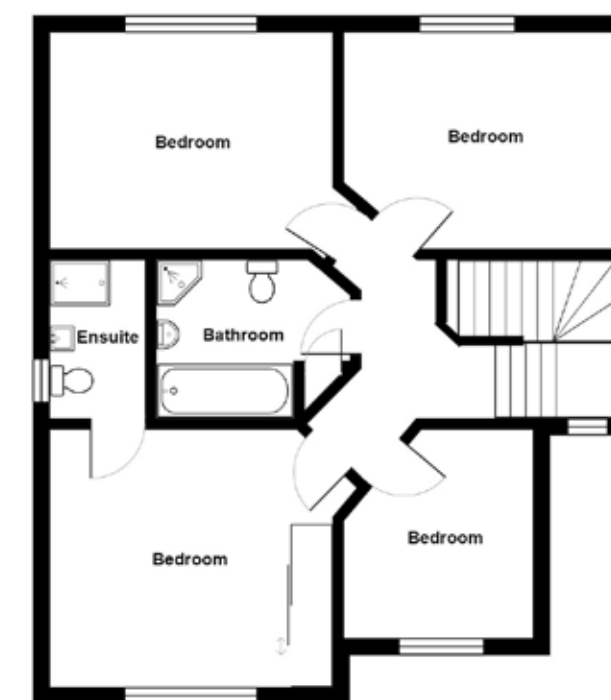
To the rear is a patio and garden in lawns with timber shed.







All measurements are approximate and for display purposes only



# 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](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/J/20/SO



	Current	Potential
Very energy efficient - lower running costs		
A 92-plus		
B 81-91	82	82
C 69-80		
D 55-68		
E 49-54		
F 41-48		
G 1-40		
Not energy efficient - higher running costs		

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