

12A Sandhill Drive,
Belfast, BT5 6DG



Asking Price £215,000

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KEY FEATURES

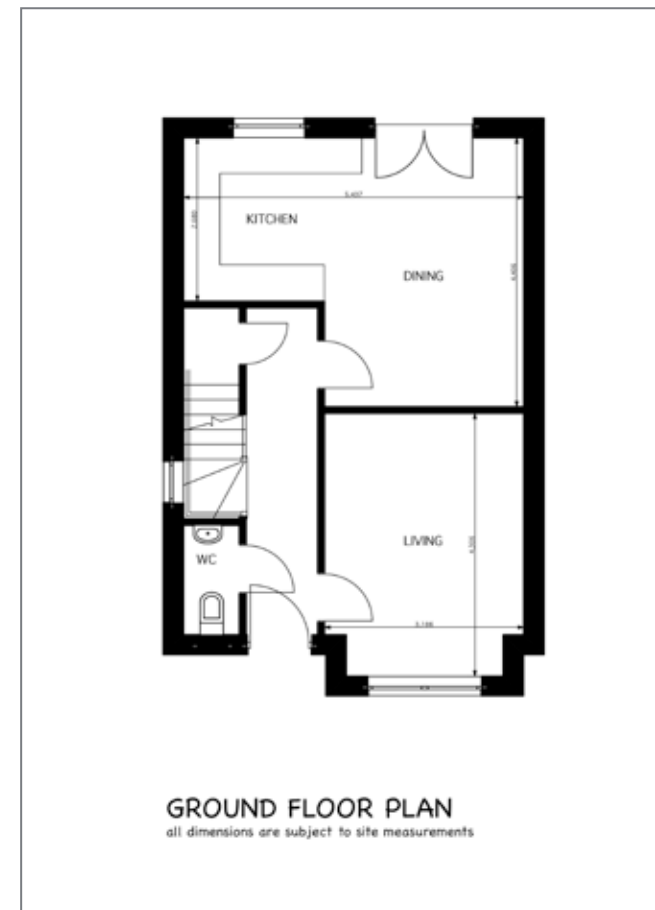
- New Build Detached Property
- Three Well Proportioned Bedrooms (Main Bedroom With Ensuite Shower Room)
- Large Living Room
- Modern Fitted Kitchen Open To Living & Dining Area
- Cloakroom With WC
- Contemporary Bathroom
- uPVC Double Glazed Window Frames
- Gas Central Heating
- South Facing Garden & Driveway
- Close To Primary & Post Primary Schools
- Convenient To Belfast City Centre, Ballyhackamore & Belfast City Airport

SUMMARY

This is a superb new detached property which comes to the market, and will appeal to those seeking a ready-made home within this popular area of East Belfast.

The property comprises an entrance hall, cloakroom with WC, large living room, a bright kitchen with living and dining area. On the first floor, there are three good sized bedrooms (main bedroom with ensuite shower room), and a contemporary white bathroom suite. Outside, the property has off street parking to the rear, and a south facing garden area. The property benefits from gas fired central heating, and uPVC double glazed window frames.

Convenient to a wide range of excellent primary and post primary schools, public transport links, the Comber Greenway, and Ballyhackamore Village are all within easy walking distance. Belfast City Centre, Belfast City Airport, and excellent shopping amenities are also within easy reach.



ACCOMMODATION

GROUND FLOOR

Entrance door leading to:

ENTRANCE HALL:

CLOAKROOM:

Low flush WC.

LIVING ROOM:

14' 1" x 7' 2" (4.29m x 2.18m)

KITCHEN OPEN TO DINING AREA:

17' 8" x 14' 4" (5.38m x 4.37m) (at widest points)

FIRST FLOOR

BEDROOM (1):

12' 7" x 10' 1" (3.84m x 3.07m)

ENSUITE SHOWER ROOM:

BEDROOM (2):

10' 4" x 10' 1" (3.15m x 3.07m)

BEDROOM (3):

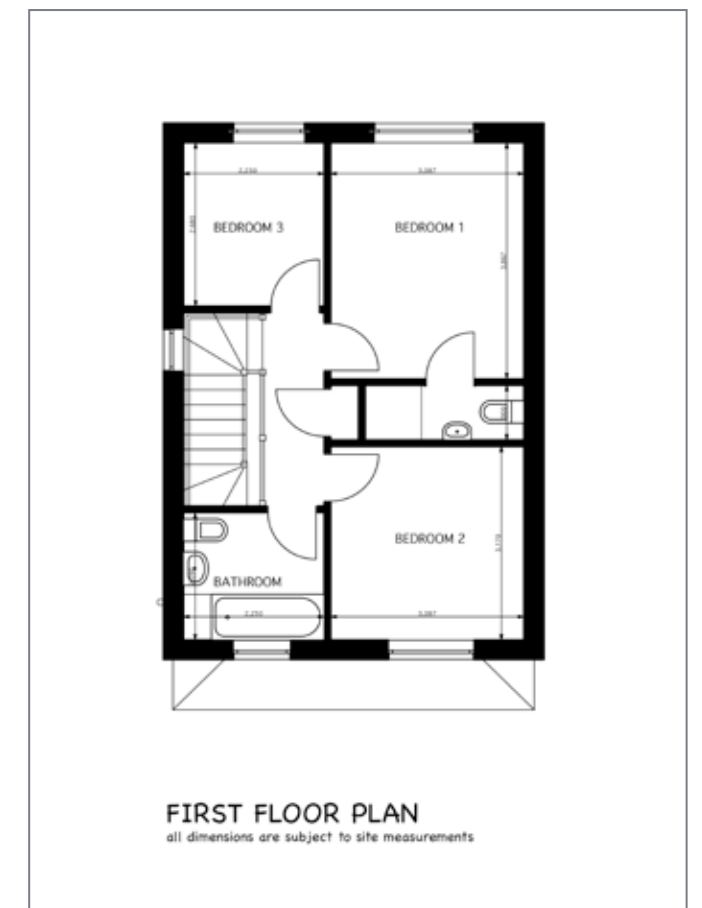
8' 8" x 7' 4" (2.64m x 2.24m)

BATHROOM:

7' 4" x 6' 8" (2.24m x 2.03m)

OUTSIDE

South facing garden to rear, and parking for two vehicles to the front.



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/C/21/SO



	Current	Potential
Very energy efficient - lower running costs		
A++		
A+		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		

N/A
Awaiting EPC information

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